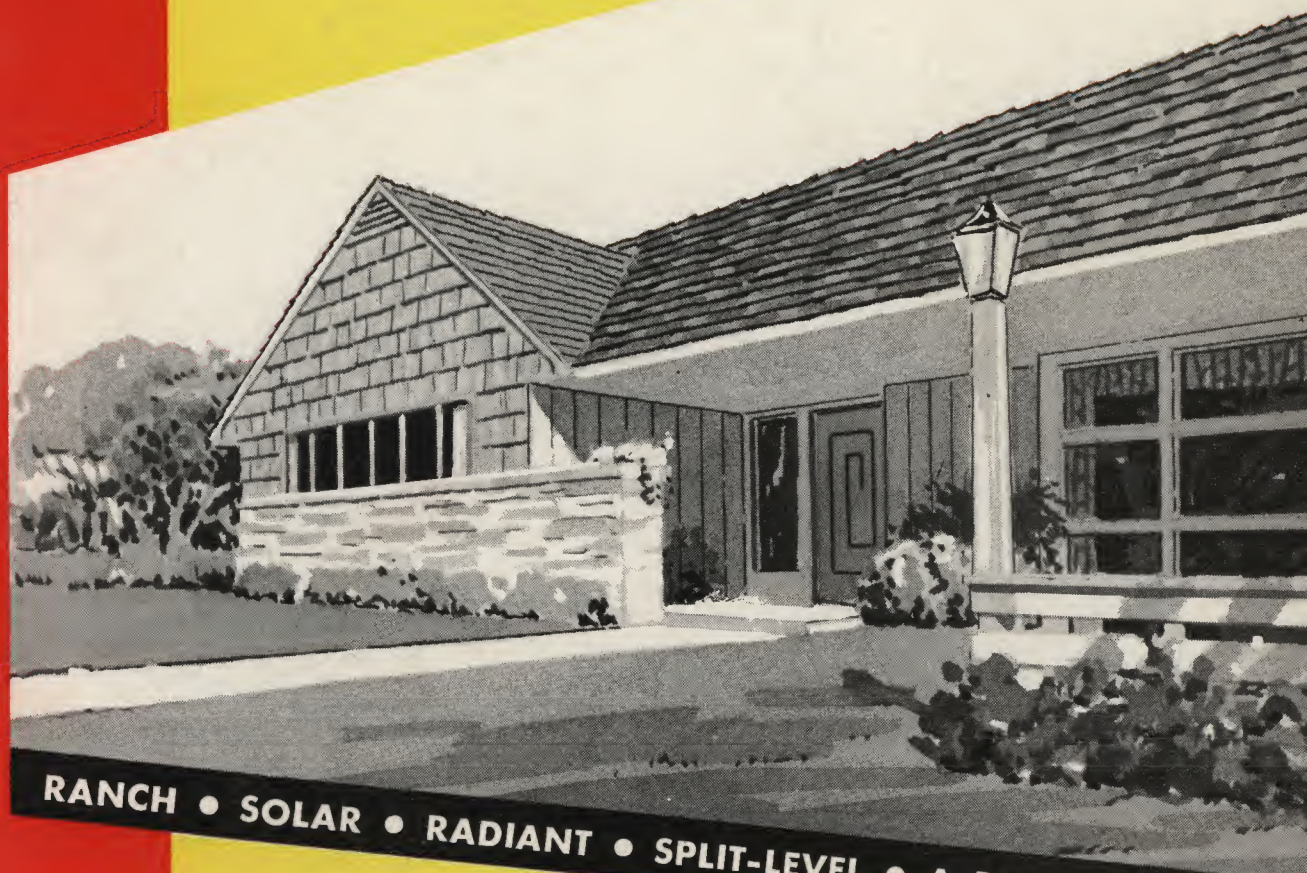


# HOMES

ONE DOLLAR

## *FOR LIVING!*

E. L. ZERBLE  
BUILDING CONTRACTOR



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### YOUR NEW HOME PLANNING QUESTIONS ANSWERED

- HOW TO SAVE MONEY • HOW TO SUBSTITUTE FOR SCARCE MATERIALS • HOW TO FINANCE YOUR HOME
- HOW TO CHOOSE A SITE AND A PLAN • COMPLETE BLUEPRINTS AND SPECIFICATIONS AVAILABLE



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## A HOME OF YOUR OWN

## *Designed for Living!*

This complete guide to careful home planning—saves you time and dollars—shows you step by step the path you must take to make your dream home come true—gives you thirty basic plans and architectural designs to consider—makes complete working drawings available to you at a fraction of their cost—and finally gives you scaled furniture cut-outs to plan and test your interior arrangement before you build—the sure road to a home of beauty, comfort and permanence.



# HOMES

## *For Living*

FROM THE WORKS OF SAMUEL PAUL, ARCHITECT

### C O N T E N T S

Meet Your Architect	5
Choose Your Site	7
Arrange Your Financing	9
Plan Your Home	12
10 Selected Homes For Families Earning \$2500-\$3500	15
10 Selected Homes For Families Earning \$3500-\$5000	37
10 Selected Homes For Families Earning \$5000-\$8000	59
Atomic Bomb Shelter For The Home Owner	82
The Use Of Materials	83
Furniture Cut-Outs For Interior Planning	85
Modular Paper	89
How To Obtain Working Drawings And Specifications	94

*Acknowledgment is made by the publisher to Charles Spiess for his artistic renderings of the exterior and interior views, to Frank Bolle for his illustrative cartoons, and to Samuel Paul who with his entire staff has contributed architectural perfection to the text and to the homes here depicted.*

ARCHITECTURAL PLAN SERVICE, INC. • JAMAICA, LONG ISLAND, N. Y.



## FOREWORD

This book is designed to help you realize one of your fondest dreams: an attractive home of your own. Home ownership is not only a great social force but an important factor in the economic stability of our country. It brings the family closer together, promotes good citizenship, and provides us all with a sense of security.

Building a home is the largest expenditure of your lifetime and one that should receive careful deliberation by the entire family. It is our purpose to point out the problems you will encounter and provide you with a basis for solving each as it arises. The purchase of land, home financing, and architectural design are the most important of the problems covered.

In order to enable you to visualize the interior furnishing of your home, convenient furniture cut-outs are provided on Page 86. These cut-outs are scaled to the modular paper on Pages 89 to 93. By outlining a room on the modular paper in accordance with the dimensions on the floor plan the furniture cut-outs may be placed on each room and arranged to individual taste with full assurance that your plan will be workable in life size. Furniture sketched by the architect on the floor plan acts as a further guide to you. It is important that each room will be able to carry its share of responsibility in making your house a home; the furniture cut-outs will enable you to put each room to this test.

Most of us must adhere to a budget in building a house, and feel we cannot afford the private services of an architect. The publishers have engaged the services of the prominent Long Island architect, Samuel Paul, American Institute of Architects. Complete working drawings and specifications for each of the houses he has designed for this book are available to you at a fraction of what they cost to prepare. A convenient order form is attached on Page 95. These drawings and specifications are all you need to get bids and construct your house. However, we strongly recommend that they be referred to your local architect. He will more than earn his fee in suggesting changes to meet your specific needs and in protecting your interests during construction.

**E. L. ZERBLE**  
BUILDING CONTRACTOR

ARCHITECTURAL PLAN SERVICE INC.  
JAMAICA, LONG ISLAND, N. Y.





—a few designs by Samuel Paul





## MEET YOUR ARCHITECT

It is just as important to know your architect's background as it is to have a doctor or lawyer who is well-recommended. Samuel Paul is one of the most prominent architects in the East. He received his Architectural Degree from the Massachusetts Institute of Technology where he won a scholarship to the famous Fontainebleau School of Fine Arts in France. While in Europe, he travelled extensively through Belgium, France and Holland. He also attended Harvard University's Graduate School of Architecture. Before entering private practice, Mr. Paul engaged in the design of several large housing projects aimed at providing better living conditions for industrial workers in Baltimore and office workers in Washington, D. C. He worked on many buildings for the 1939 New York World's Fair; those who visited that great Exposition will remember the Brazilian building, English building, American Gas building, etc. They were but a few to which Mr. Paul contributed his creative talents.

During the war Mr. Paul was called in as the architect on a housing project for defense workers in Newport News, Virginia. Using relatively new methods



## MEET YOUR ARCHITECT *(continued)*

of prefabrication, the project was completed in record time. One of his accomplishments was the design of a large project of single family homes for Henry Kaiser's Fleetwing Airplane Plant at Bristol, Pennsylvania. Before the war was over, Mr. Paul had designed many thousands of permanent and temporary homes throughout Virginia, Maryland, Pennsylvania and New York.

From 1944 to 1947 he was part-time instructor in Architecture at Cooper Union and during this period he started on a program of meeting the post-war housing shortage. Marine Terrace was one of the largest privately built garden apartment projects in the New York metropolitan area; it houses 1338 families, which is larger than the total population of many good-sized towns.

This and scores of other large garden-apartment developments that followed in quick succession from the drawing boards in Mr. Paul's offices were 100% rented before completion—due not only to the need for housing but to the individuality, spaciousness, and rural charm built into each apartment. Needless to say Mr. Paul's single family dwellings were even more fertile subject for the individuality of his design. He has ranged from \$80,000 custom-built mansions to \$6,000 value-packed development homes. All in all in the past three years he has designed over 17,000 housing units. Many of his most popular creations are between the covers of this book. They have been chosen from price ranges of \$7,000 to \$24,000 and placed in approximate order of their cost—leading up to the most expensive. It is generally accepted that no family should exceed more than three times their annual income in the price of their home. These houses have been chosen therefore to satisfy families with annual incomes varying from \$2,500 to \$8,000. The pages of this book bring the results of creative talent, trained skill, ingenuity, and ceaseless effort to aid and inspire you along the road to home ownership.





# CHOOSE YOUR SITE

The house plan you choose can be tailored to fit your plot, but the reverse is not true. Choose your site carefully with the whole family participating in the "land hunt." In order to avoid many futile trips and subsequent discouragement, first decide on what general localities you most prefer. Then seek the services of a real estate broker in that locality. He knows what property is for sale and just exactly where it is. Let each member of the family be heard—for only in that way can you finally decide upon a location without a persistent disgruntled voice—instead you will have inspired the enthusiasm of all.

Do not be hurried into any quick decisions by a fear of land shortage. Insist on seeing more plots until you have a fair selection. The few that seem most attractive to you from the point of view of size, price, and location must then be given a thorough check on the following points:

## 1. ACCESSIBILITY:

Is your plot on a good road, near schools, railroad, and your friends?



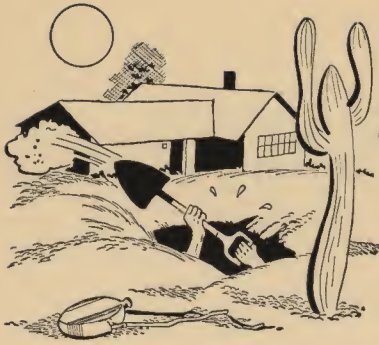
## 2. DRAINAGE:

Is your land free of swamp; is it safe from high water of nearby streams or flood-tides if near the seashore?



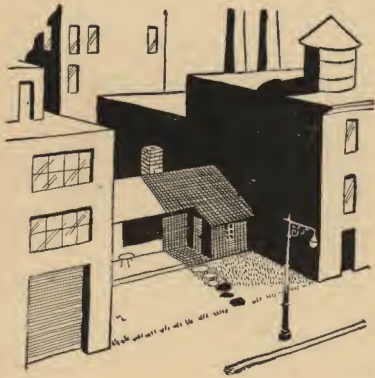
## 3. TOPOGRAPHY:

Is the land flat enough to build without expensive retaining walls? Is it free of rock outcroppings that will necessitate blasting? Is there a healthy growth of shrubbery or will you have to go to the expense of transplanting trees or even the topsoil for grass?



#### 4. UTILITIES:

The cost of digging a well may exceed the price of the land. Telephone and electric lines are important to your comfort, and electricity may be home generated at a higher cost. If city sewers do not reach your property or garbage collection, then cesspools and incinerators must be built. How about street lights, police and fire departments, snow removal, etc.



#### 5. NEIGHBORHOOD:

Neglected property around you tends to lessen the value of your land no matter how well you maintain it. Unsightly industrial buildings are to be avoided, as well as other smoke, odor, or noise nuisances. Be sure neighboring houses are not so close as to cut off your southern exposure. Find out what changes occurred in the neighborhood over the past ten years as future trends will affect your investment.

#### 6. LEGAL RESTRICTIONS:

Do you have access to your land without trespassing? Do you have to give others access to theirs with "easements?" Will your deed contain any limiting-clauses? In what building zone is your property and what are the applicable rules and regulations? Is your tax rate excessive?

#### 7. PRICE:



Compare the square foot price with other similar plots on the market. If you are building in the suburbs of a town or city, the price of land will be quoted by the city lot (20 feet by 100 feet) until you reach a certain distance out where land is sold by the acre. Land at an acreage price (even though a fraction of an acre) is usually a better buy, providing not too distant from your centers of activity.

Be sure not to spend more for your land than your over-all budget permits. See the next chapter on financing. Land generally should not exceed 20% of your total costs, and may be obtained for as little as 5%.

Once you have weighed each property in the light of the above considerations and have made a choice, pay no money and sign no papers before consulting an attorney. He must investigate the title to make sure it is unencumbered. Next order a licensed surveyor to make a topographical survey of your property. This will be important to your builder and architect in detailing your home and its proper orientation on your land.



# ARRANGE YOUR FINANCING

If you have accumulated enough money to completely pay for your house, you are a rare and fortunate person. You receive your first dividend in being able to skip this chapter! Most of us must build on a budget and still borrow the bulk of the expense from a lending institution. Years ago the word mortgage was a bugaboo in the ears of any "financially sound" individual. In these days of government guaranteed thirty-year mortgages, the practice has become accepted procedure. However, certain sober limitations will be imposed by your bank when you tell them of your requirements:

1. The total cost of your house and plot should not exceed two to three times your annual income.
2. Do not take a mortgage so large that the monthly payments will exceed  $\frac{1}{4}$  of your monthly income.



The first rule is flexible—you can safely approach the higher cost if your income is stable and shows promise of increase, if you have a small family and don't anticipate additions to it, and if home living with its attendant chores will successfully occupy your interests to the exclusion of more costly pursuits.

The second rule defines the amount of cash you should put up. Or if you are in a position to invest a fairly safe percentage of your cost (35 to 40%), rule two will then define how short a term your mortgage can be.



Your lending institution will want to know all about the transaction. They will want to see your survey, your choice of plan, and possibly a brief financial statement. They will then be in a position to guide you as to the proper balance between down payment and mortgage amount. If you have less than 20% of the estimated cost available as a down payment they will probably advise you to wait and save awhile, in which case you might have recourse to the Federal Housing Administration. This is a government office that will guarantee the mortgage to your bank thus enabling the bank to safely lend you a higher percentage, in fact up to 90%. In order to qualify for this guarantee your plans must meet cer-

# TABLE OF MONTHLY PAYMENTS FOR VARIOUS MORTGAGES

## FIGURED AT 4½% AND INCLUDING FHA MORTGAGE INSURANCE PREMIUM

(Recent regulations have just reduced the rate to 4¼%, lowering monthly payments from 20c to \$2.00)

AMOUNT OF MORTGAGE	LENGTH OF MORTGAGE			
	15 YEARS	20 YEARS	25 YEARS	30 YEARS
2000	16.07	13.45	11.93	10.95
2500	20.10	16.82	14.91	13.70
3000	24.11	20.18	17.89	16.43
3500	28.14	23.55	20.87	19.17
4000	32.15	26.91	23.85	21.91
4500	36.17	30.28	26.83	24.65
5000	40.19	33.64	29.82	27.38
5500	44.21	37.00	32.80	30.13
6000	48.22	40.36	35.78	32.86
6500	52.25	43.73	38.76	
7000	56.26	47.09	41.74	
7500	60.28	50.46	44.72	MAXIMUM
8000	64.30	53.82	47.70	30 YEAR
8500	68.32	57.19	50.69	FHA
9000	72.34	60.54	53.67	MORTGAGE
9500	76.36	63.91	56.65	IS
10000	80.37	67.27	59.63	\$6000.
10500	84.40	70.64	62.61	
11000	88.41	74.00	65.59	
11500	92.43	77.37	68.57	
12000	96.45	80.73	71.56	
12500	100.47	84.10	74.54	
13000	104.48	87.45	77.52	
13500	108.51	90.82	80.50	
14000	112.52	94.18	83.48	
14500	116.55	97.55	86.46	
15000	120.56	100.91	89.45	
15500	124.58	104.28	92.43	
16000	128.60	107.64	95.41	

## FIGURED AT 4%

(Loan agencies usually charge 4%, 4¼%, 4½%, or 4¾%)

AMOUNT OF MORTGAGE	LENGTH OF MORTGAGE			
	15 YEARS	20 YEARS	25 YEARS	30 YEARS
2000	14.80	12.12	10.56	9.55
2500	18.50	15.15	13.20	11.94
3000	22.20	18.18	15.84	14.33
3500	25.89	21.21	18.48	16.71
4000	29.59	24.24	21.12	19.10
4500	33.29	27.27	23.76	21.49
5000	36.99	30.30	26.40	23.88
5500	40.69	33.33	29.04	26.26
6000	44.39	36.36	31.68	28.65
6500	48.08	39.39	34.31	31.04
7000	51.78	42.42	36.95	33.42
7500	55.48	45.45	39.59	35.81
8000	59.18	48.48	42.23	38.20
8500	62.88	51.51	44.87	40.59
9000	66.58	54.54	47.51	42.97
9500	70.28	57.57	50.15	45.36
10000	73.97	60.60	52.79	47.75
10500	78.17	63.63	55.43	50.14
11000	81.37	66.66	58.07	52.52
11500	85.07	69.69	60.71	54.91
12000	88.77	72.72	63.35	57.29
12500	92.47	75.75	65.99	59.68
13000	96.16	78.78	68.62	62.07
13500	99.86	81.81	71.26	64.46
14000	103.56	84.84	73.90	66.84
14500	107.26	87.87	76.54	69.23
15000	110.96	90.90	79.18	71.62
15500	114.66	93.93	81.82	74.01
16000	118.36	96.96	84.46	76.39

COURTESY OF THE FRANKLIN NATIONAL BANK, FRANKLIN SQUARE, NEW YORK



tain specified F.H.A. standards (Note: All plans and specifications for houses illustrated in this book are based upon the F.H.A. requirements). Remember a higher mortgage means higher monthly payments, more years of paying, or both.

The table on the opposite page shows the approximate amount of monthly payments required by mortgages of varying sizes and lengths.

Only a finished house will obtain a mortgage; the builder has not been found yet, that will finish your house without several sizeable payments enroute and you can't blame him. So it is important that you make arrangements with your lending institution for a construction loan to precede your mortgage. This is usually made at the same interest rate as your mortgage and provides for a regular schedule of bank payments to you for your builder as he proceeds through various stages of construction.

Loan plans have recently been remodelled to include such convenient provisions as:

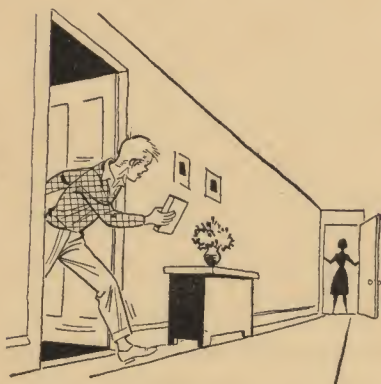
1. Monthly payments include taxes and insurance.
2. Prepayment by the borrower if he wishes (old types penalized this practice).
3. Combined life insurance. If owner dies, mortgage is paid in full for his family. The cash value resulting from this insurance can be used as a buffer to pay mortgage installments in case of illness.
4. Little or no charge for appraisal, title search, mortgage tax, construction inspections, etc.
5. Open-end clause allowing owner to re-borrow a sum equal to the amount by which his mortgage has been reduced, for the purpose of expanding, repairing or modernizing his home. Thus when a mortgage has been paid down from \$10,000 to \$9,000 the owner can re-borrow the \$1,000 to finish bedrooms on the second floor, add a bathroom, etc. without the burden of paying for it in three years as required under conventional financing.



If you have the security of knowing your payments can and will be met with facility and that in case of illness your house is not in jeopardy, then and only then have you achieved a sound plan for financing your new home.



# PLAN YOUR HOME



As in choosing a site, every member of the family should have his or her say in the design and plan of a house if it is to truly "fit". The size of a house and the number of its rooms are determined by the present or anticipated size of the family and the nature of their main activities: sleeping, eating, living, working, and storing. Despite the different personalities in every family and the varying emphasis placed on these activities, certain fundamental provisions should be looked for in every good plan.

In any area of your house, privacy is a major consideration. If rooms are spaced properly with relation to each other and are provided with access from a center hallway, the maximum in both privacy and ease of circulation is achieved. Indiscriminate use of hallways however is not only expensive waste but a source of unnecessary steps and general inefficiency; hallways should be kept to the minimum size that will accomplish this purpose.

To many, the dream of a new house comes to them in the form of the special events that will take place in them—the parties or entertainment. However, these special events can be arranged for; the acid test of a house is its ability to meet your everyday needs. Look for compactness and avoid the unnecessary housework that can take its toll of your health. There has been a trend to one story houses for this reason. Stair climbing exceeds baseball as a national pastime in expended energy if not in interest. The so-called ranch-type house has swept into popularity on this one floor feature, but only at the sacrifice of some economy. By placing one floor alongside the other a fair amount of additional expense is incurred through the increased use of foundation and exterior walls.

Usually the roof pitch on a one-story house permits space for rooms. This attic can be completed as needed to fill the needs of a growing family. This flexibility and allowance for expansion is another requisite of good planning.



## CELLAR

Starting from the ground up, the first decision facing you is whether or not to have a cellar. There has been a trend away from basements in recent years but the contemporary house is not necessarily a basement-less house. Several conditions should be weighed to see if a basement will be worth its slightly extra cost. A basement is undesirable where:

1. Surface rock makes excavation expensive.
2. Long spells of wet climate cause unhealthy condensation.
3. High ground water level requires expensive waterproofing.
4. No heating is necessary.

A basement is desirable where:

1. A narrow lot places space at a premium.
2. A sloping site permits a basement garage or an additional room.
3. Large storage or work space is required.
4. Steam heating is to be used.



If you decide you do not want a basement, be sure to leave at least a 3 foot "crawl space" between earth and beams to permit inspection or repair of pipes, wiring, etc. Louvers must be placed for adequate ventilation of this space. It is also recommended that the earth be covered with a 2" coat of concrete to prevent plant growth, odors and burrowing by wild-life. You may do without basement or "crawl space" if you decide on the concrete slab; this necessitates the radiant type heating to insure a warm floor. If you decide that you prefer a basement, make sure that it provides adequately for your heating unit, storage, and possibly recreational or work areas.

## LIVING AND DINING AREA:

One of the most marked trends in modern home design is the elimination of the formal parlor and the separate dining room. This area has been combined. To it has been added the protected and open patio giving a spacious outdoor-indoor living area that flows together. Large "picture" windows or even entire walls of glass add to this unrestricted feeling of spaciousness. The dining area is usually provided in an L shape or alcove off the living room; it may also be used as a study or for television.





## KITCHEN:

The modern expanded living area has stolen the show from the old-fashioned square kitchen. The desire for work-saving and step-saving efficiency has spelled compactness for the kitchen. The center kitchen table where everybody used to gather has survived in the breakfast nook or alcove for a quick snack or informal eating.

## SLEEPING AREA:



Sleeping rooms should be away from the centers of activity and noise, and preferably separated from each other by walls of close windows. Windows on two walls will provide cross-ventilation. Plenty of wall space should be available for placing double or twin beds and other bedroom furniture. Provision can be made for chests to be built in and your saving in furniture will pay the cost. Closet doors that are always getting in your way can be replaced with space-saving sliding doors that actually work on a touch of the finger; they enable closets to be widened to a "storage wall" that adequately store master's wardrobe and milady's finery as well as the hundreds of miscellaneous items that every family seems to collect.



The houses that follow in this book have combined all the possible features of good planning that are consistent with economy. Most have been built, lived in, and praised. They have been chosen so as to represent the cross-section of requirement tastes and temperament. Look at the floor plan first. It must function to meet your requirements. Next will it fit on your plot. You can tell this from the over-all dimensions stated on every plan. Can it be oriented correctly? That is, can it be so placed that the living room and possibly master bedrooms obtain the southern exposure. A western exposure is good for the dining area; in the kitchen an eastern exposure is preferable although it can stand the northern exposure along with utility room, garage and any little used room.

Finally the plan you choose must be able to do the job. In order to help you put these houses to the test, miniature furniture cutouts are provided on Page 86. They are drawn to the same scale as the modular paper on Pages 89 to 93. By drawing the room outline on the modular paper in accordance with the dimensions on the plan and cutting out the furniture desired you can visualize the entire interior decoration of your house, shift it around to suit your purposes, and know with full confidence that the plan you like will work!

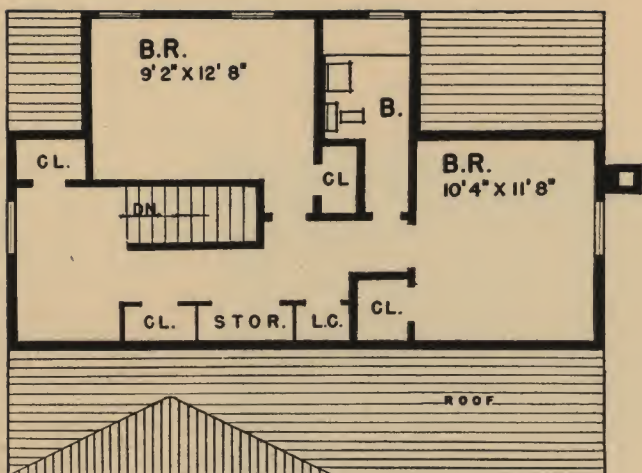


The homes that follow on pages 16 through 35 have  
been designed for families who earn

**\$2500 to \$3500 per year**

Exact prices cannot be stated as conditions vary in different localities and from time to time. A precise bid may be had from your local builder on a particular house by submitting to him the plans and specifications. For instructions on how to obtain them, see Page 94.

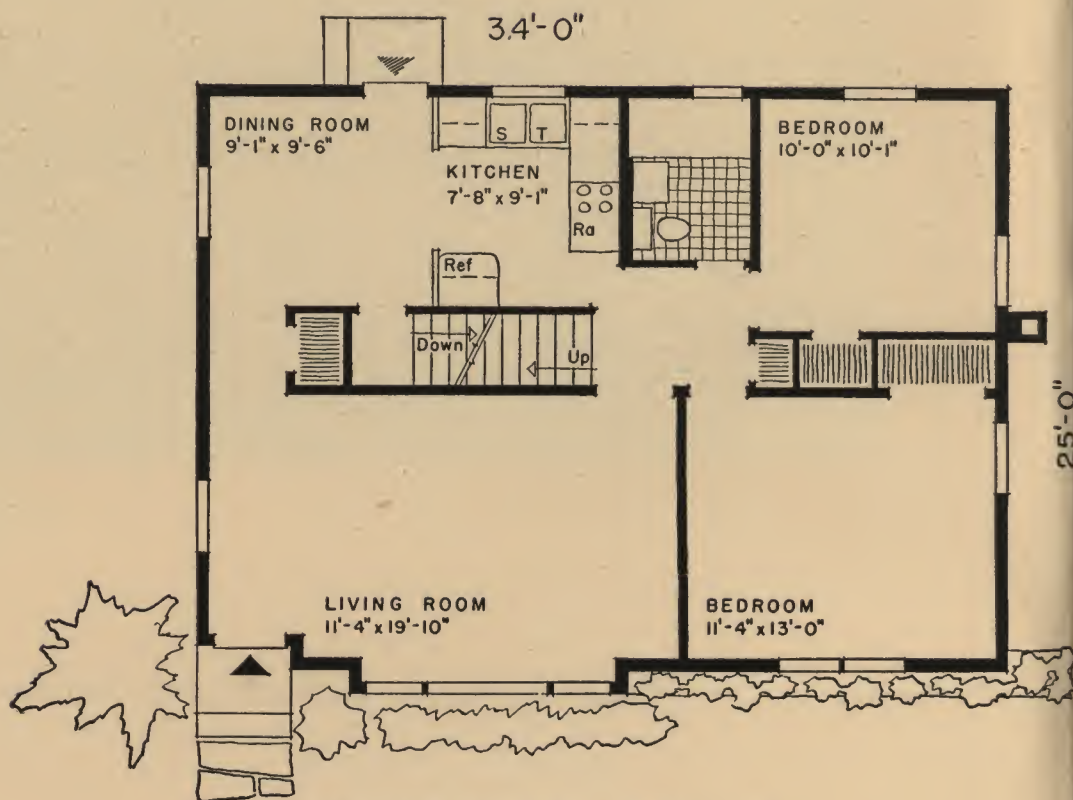




SECOND FLOOR PLAN

## THE LIDO

- Working drawings and outline specifications for this home have been prepared in the drafting rooms of one of the country's foremost architects, Samuel Paul. They are made available to you by Architectural Plan Service, Inc. See Page 94.



FLOOR PLAN 842 sq. ft



# THE LIDO



Never underestimate the power of a kitchen. Nor the charm of a house that centers about it. Second in size only to the living room, the kitchen of this home echoes the easy-going informality of the farm-like "living-kitchens" that inspired it. This room is a big sixteen feet long. No gallery-type efficiency units here, but space enough to handle a family get-together or a teenager's coke party.

A lawn spread or a play-penned baby are under control from the rear door, while a living room bridge circle or a child in the bedroom can be served unobtrusively and equally well from this centrally located spot.

To this kitchen add a full basement, an expansion second floor, and two bedrooms, each large enough for twin beds, and you have the ingredients for a truly sensible house designed for living.



# THE YEARLING

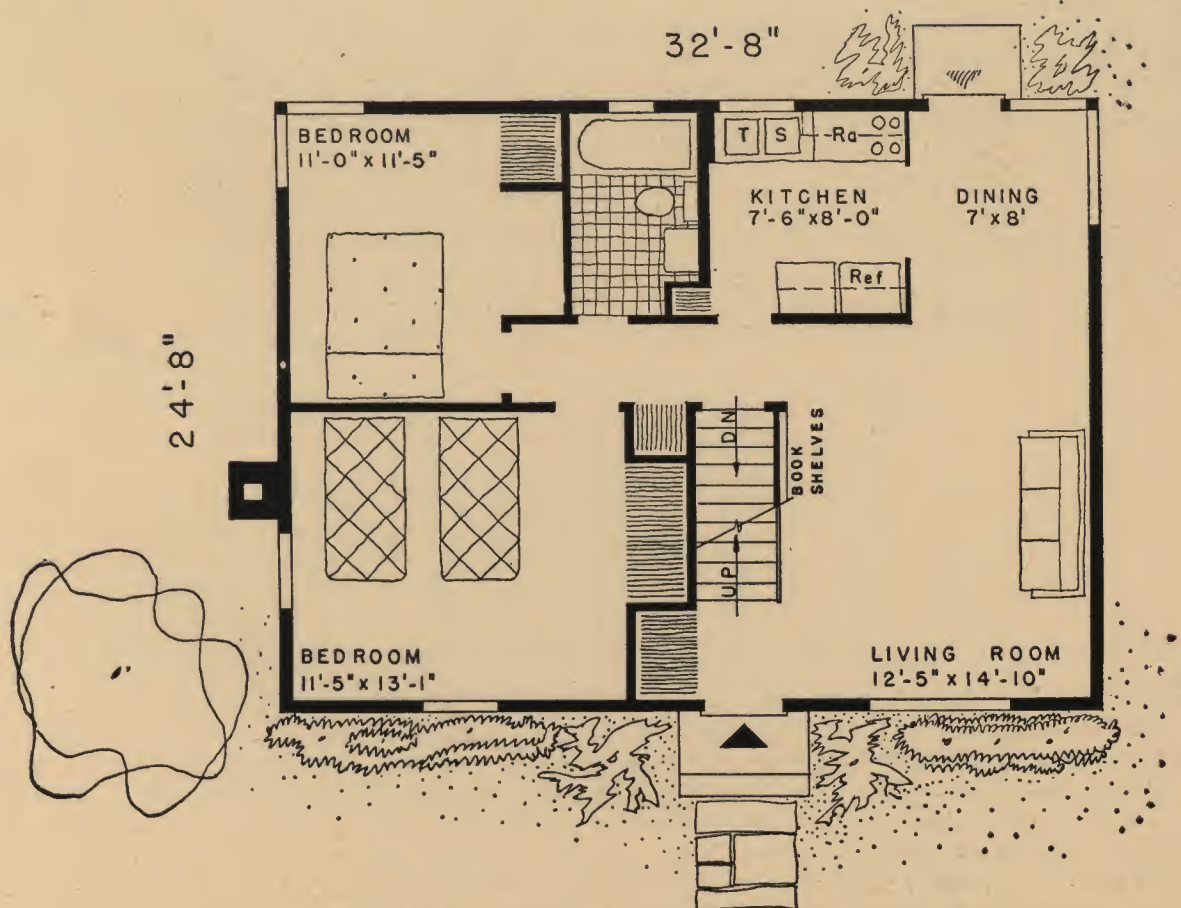


Wanted: A young couple with great expectations, to build an inexpensive two bedroom home which can be expanded to four bedrooms at a later date. This couple must have an appreciation of what can be accomplished by good planning but at the same time be willing to forego certain extra features that contribute to excess costs. The brick veneer on the front of this house makes an interesting balance with the large floor to ceiling window of the living room. There is plenty of wall space for proper furniture arrangement, and provision is made for built-in bookshelves on the side of the stairway. A light cheery dining area merges with the living room giving an appearance of space and openness. The kitchen has an abundance of work space and cabinets. Both bedrooms have cross-ventilation and are sound insulated—one by a wall of closets, the other by a closet and an area for built in dressers. The bathroom fixtures are placed on the wall away from the bedroom to insure quiet and to obtain the economies of back-to-back plumbing with the kitchen. This home has been thoroughly engineered, which means to an enterprising couple: economy of cost and abundance of comfort.

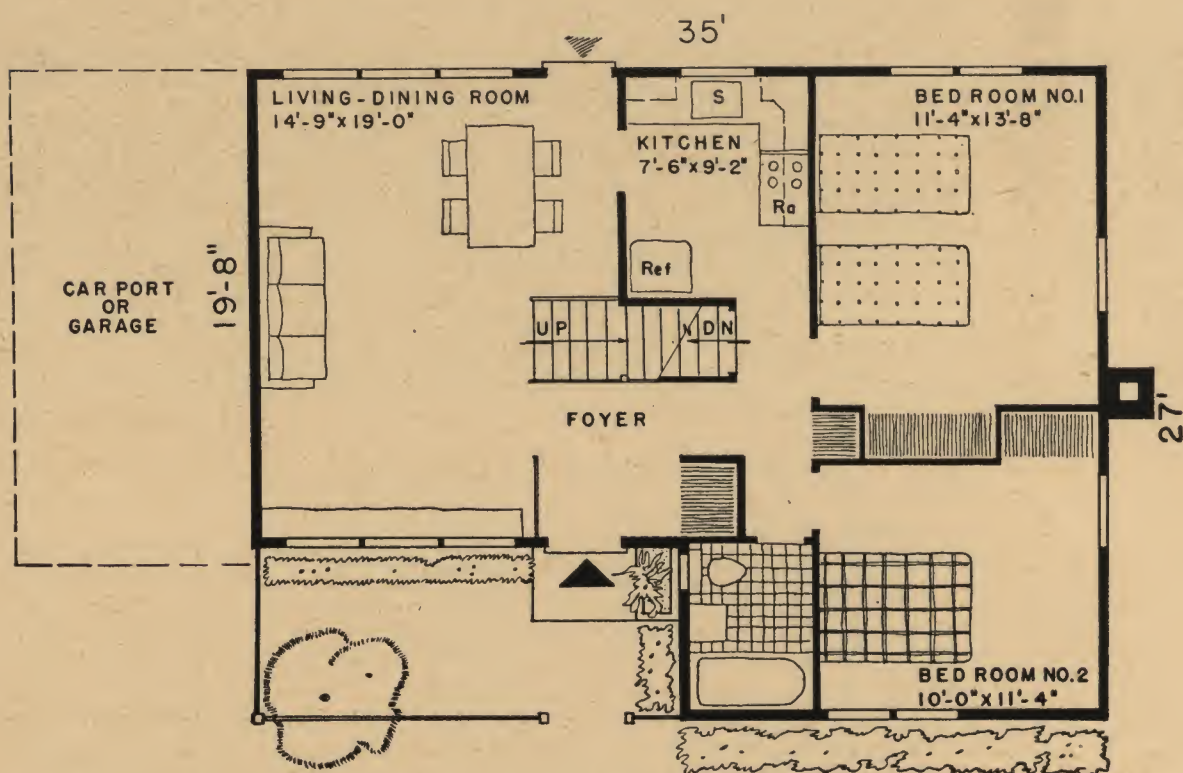
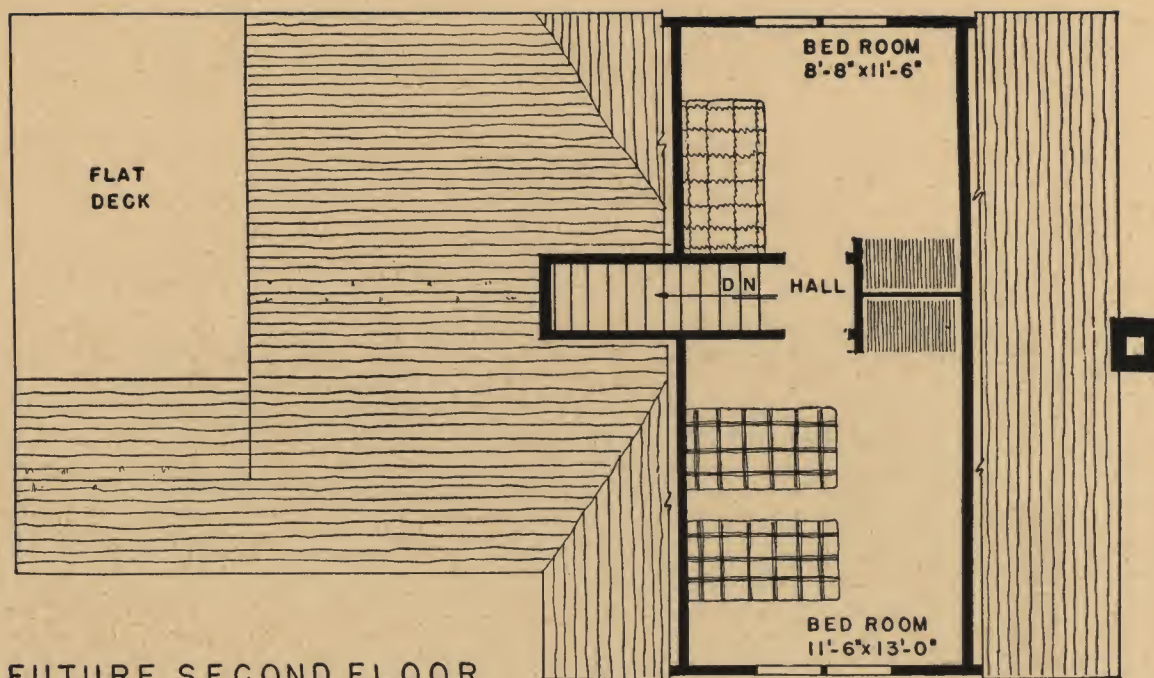


## THE YEARLING

- You can save valuable time by ordering working drawings and outline specifications made available by the Architectural Plan Service, Inc. See Page 94 for details.



FLOOR PLAN 805sq.ft.



FLOOR PLAN 814sq.ft.

## THE MALVERNE

- Complete plans and specifications for building this home are available for immediate use. Order blanks are on Page 94.



# THE MALVERNE



A home never assumes its rightful position in a community until it becomes part of a family. After all, the pile of wood and masonry is meaningless without people to see it and recognize its purpose. It remains without warmth until it is loved and lived with. Then the materials take shape and become part of the countryside as a dwelling place for another American family.

Utmost in planning for a home this size, this house contains features rarely found in its price bracket. Most noteworthy is the generous foyer, from which all rooms are immediately accessible. It eliminates all cross traffic thru any major room, maintaining privacy of access to the bedrooms or bathroom while the living room is in use by another part of the family.

The dining area becomes a part of the open living area of the house, fulfilling the goal of complete utilization of available space.

The living room has refreshing thru ventilation, and the bedrooms are carefully planned for furniture arrangement and cross ventilation. A growing family has lots of room to expand, with ample room on the second floor for two more bedrooms, or a playroom and sleeping room for the active youngster. These can be finished as the need for additional space arises.

The house can be completed with or without a basement, and the space where the stairs go down, can be utilized as a boiler room. A carport is shown, and while the car is away for the day, it can be used as an all weather play area for the active youngster. Another way that the house lends itself towards outdoor living is the convenient location of the rear door for outdoor dining on a flagstone patio.

The use of native materials in the completion of this house would place it "at home" in any community in this country. The only thing this small house lacks to complete its purpose and design is the family to grow within, and bring it to life.

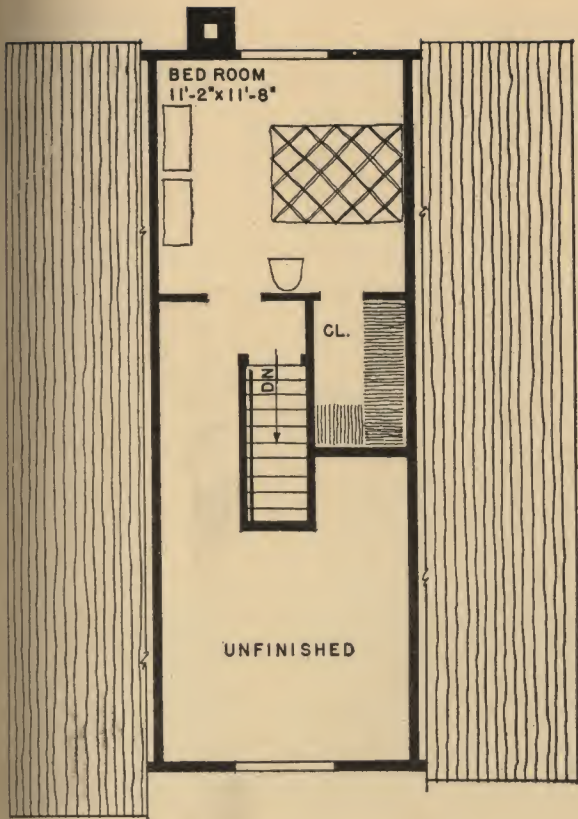


# THE COVINGTON

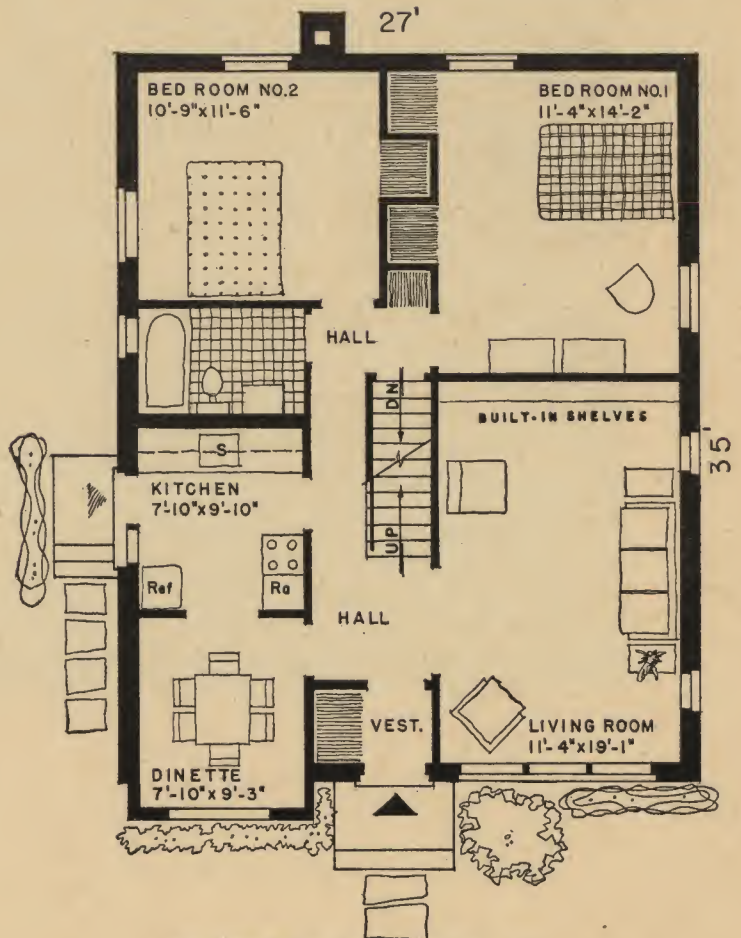


A 40-foot plot offers a real challenge to an architect. Here you find the challenge met without the sacrifice of any features necessary for living comfort. The floor plan is streamlined for compact efficiency and an expansible second floor is provided to take full advantage of available space. Interest is given to the exterior by careful handling of brick, stone and wood. A liberal overhang protects the entry to the vestibule. Although less than 1,000 square feet this home has an arrangement which affords excellent circulation to all rooms. The center hallway and its wide arch to the living room provide a feeling of spaciousness. The living room is over 19 feet in length with one complete wall of windows. There is cross-ventilation and yet enough wall space to allow for a variety of furniture groupings. One wall is ideal for built-in book shelves, cabinets, or a television set. The two bedrooms also have cross-ventilation and are sound insulated from each other by a wall of closets. A cheery kitchen and dinette complete this attractive and economical house.





ATTIC WITH FINISHED ROOM



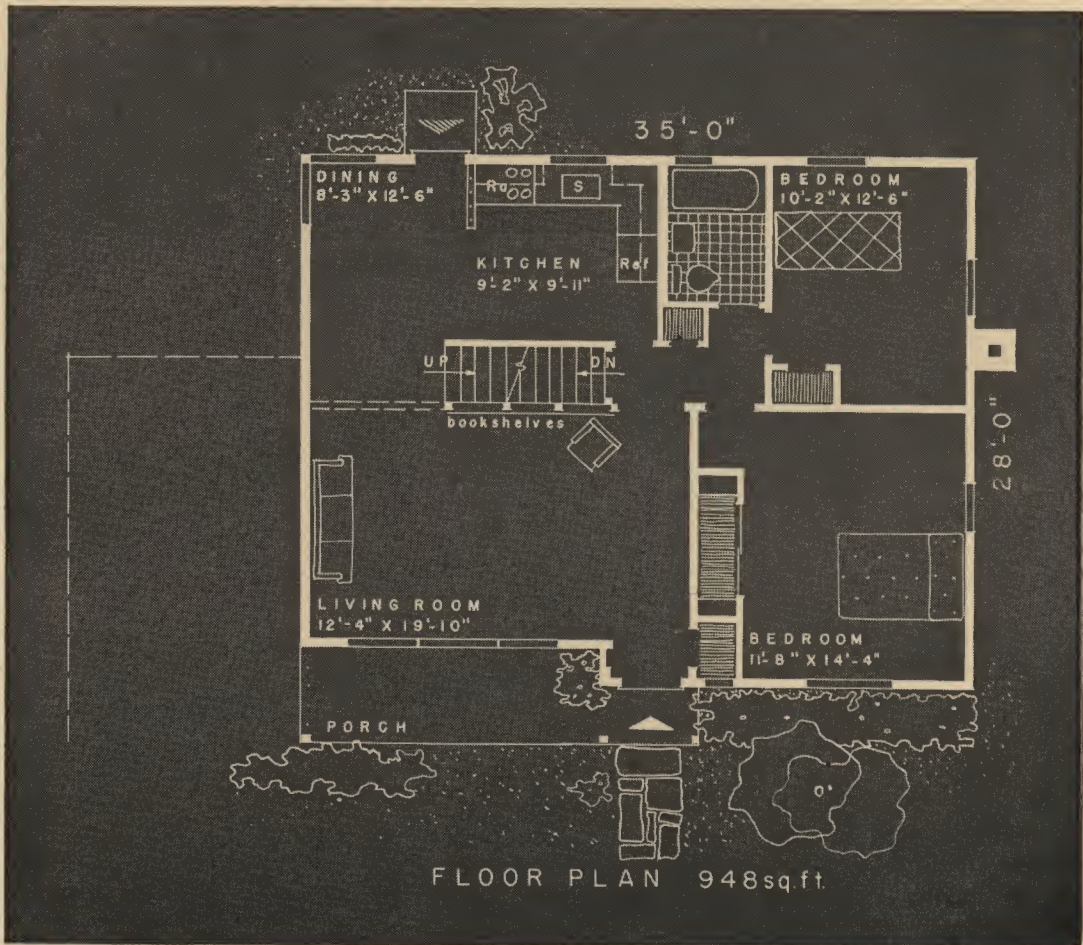
FLOOR PLAN 937 sq.ft.

## THE COVINGTON

- Working drawings and outline specifications prepared by the office of Samuel Paul, Architect are available from Architectural Plan Service, Inc. See Page 94 for details on how to order.

## THE GREENWICH

- Working drawings are available for the above house at a fraction of their original cost of preparation. Instructions for ordering are on Page 94.  
*See interior sketch on page 36*





# THE GREENWICH



Dear John,

I am all excited about our new home. It is the most wonderful surprise I ever had. Has a bride ever sat down and written her husband a letter of thanks when he's going to be home in a few hours? Has a husband ever surprised his bride with such a perfect new home? So we're even.

After you left this morning I had my first chance to really see the house and I started from the front walk. You certainly remembered all the details, the porch planting is delightful—right down to my favorite white petunias in the boxes outside our bedroom window. I walked into the entry (it was an unwelcome change from being carried in) and I looked into the coat closet at its cute decorative window. (How did rice get on the floor in there?) The huge floor-to-ceiling window in the living room is truly exciting and the way the rooms flow together gives a very satisfying sense of spaciousness. I went through the arch into the dining room with its corner window and then a few steps brought me to the partition which hides the exciting kitchen equipment. If you don't mind, I'll wait until you get home so that you can explain the cellar to me.

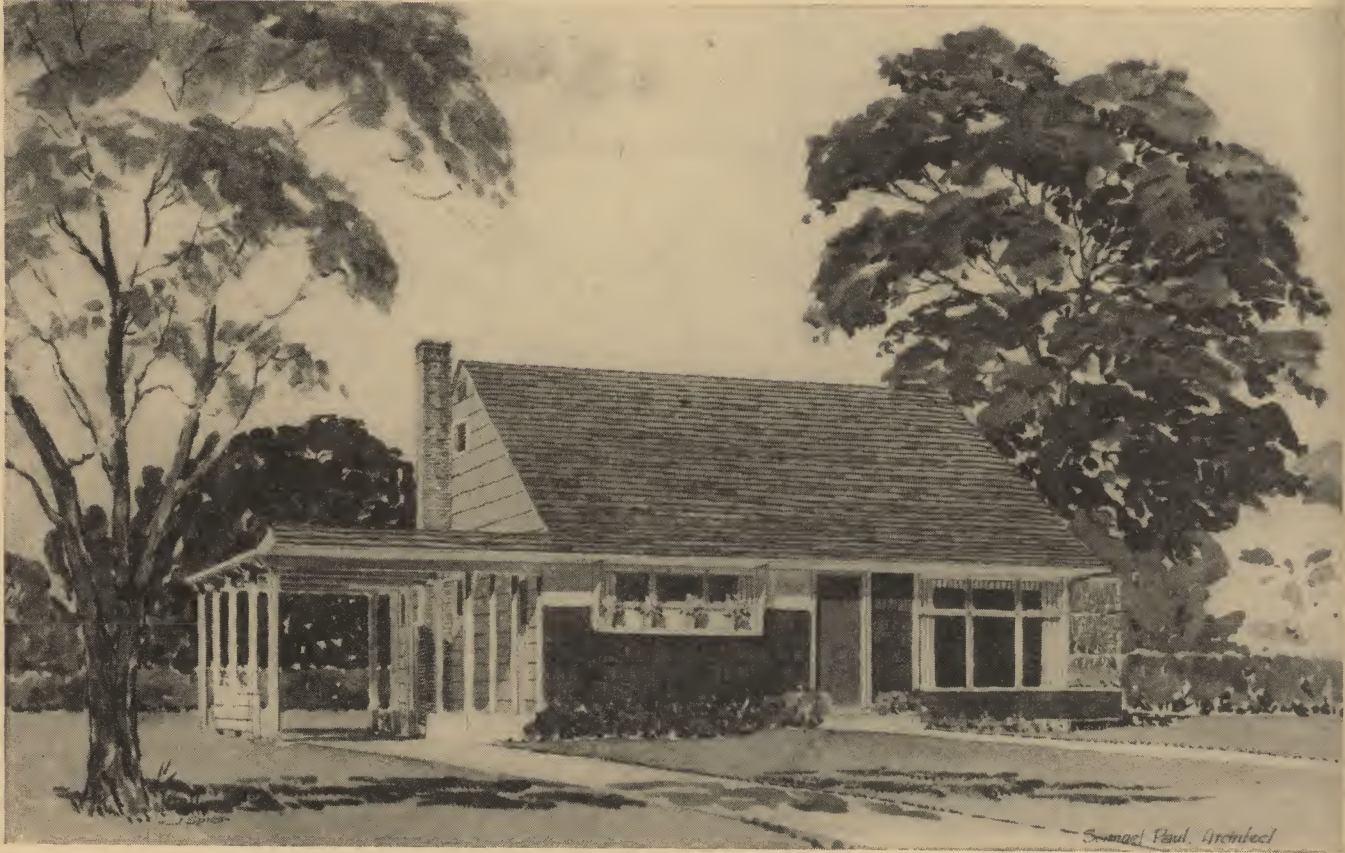
I see we can take either a shower or a bath as our mood dictates. I unpacked our things and there is more than enough room in that huge closet. Your shoes are on the lower two right-hand shelves; mine are on all the rest. The other bedroom seems kind of empty but I hope we will soon take care of that and possibly even the two future bedrooms upstairs.

Now, please come home and read this.

Love,  
ALICE



# THE STAMFORD

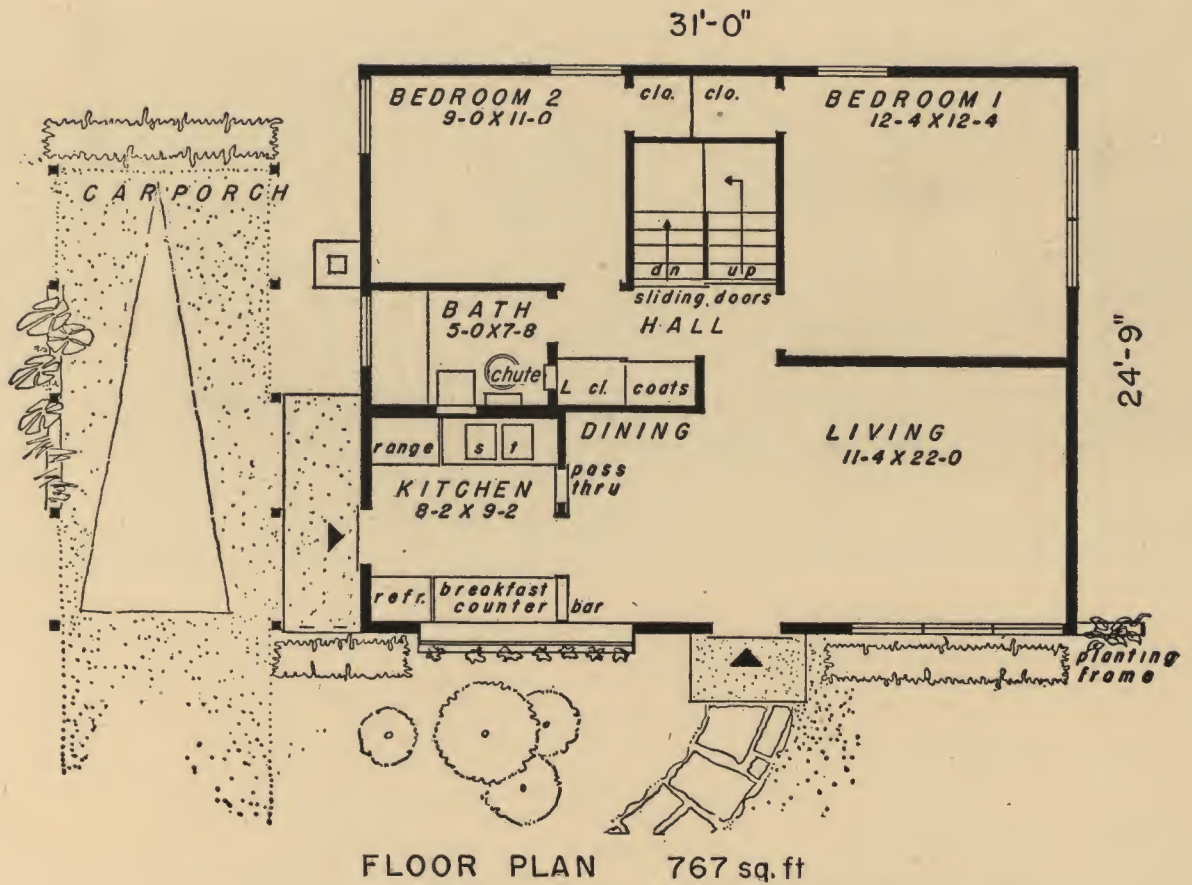


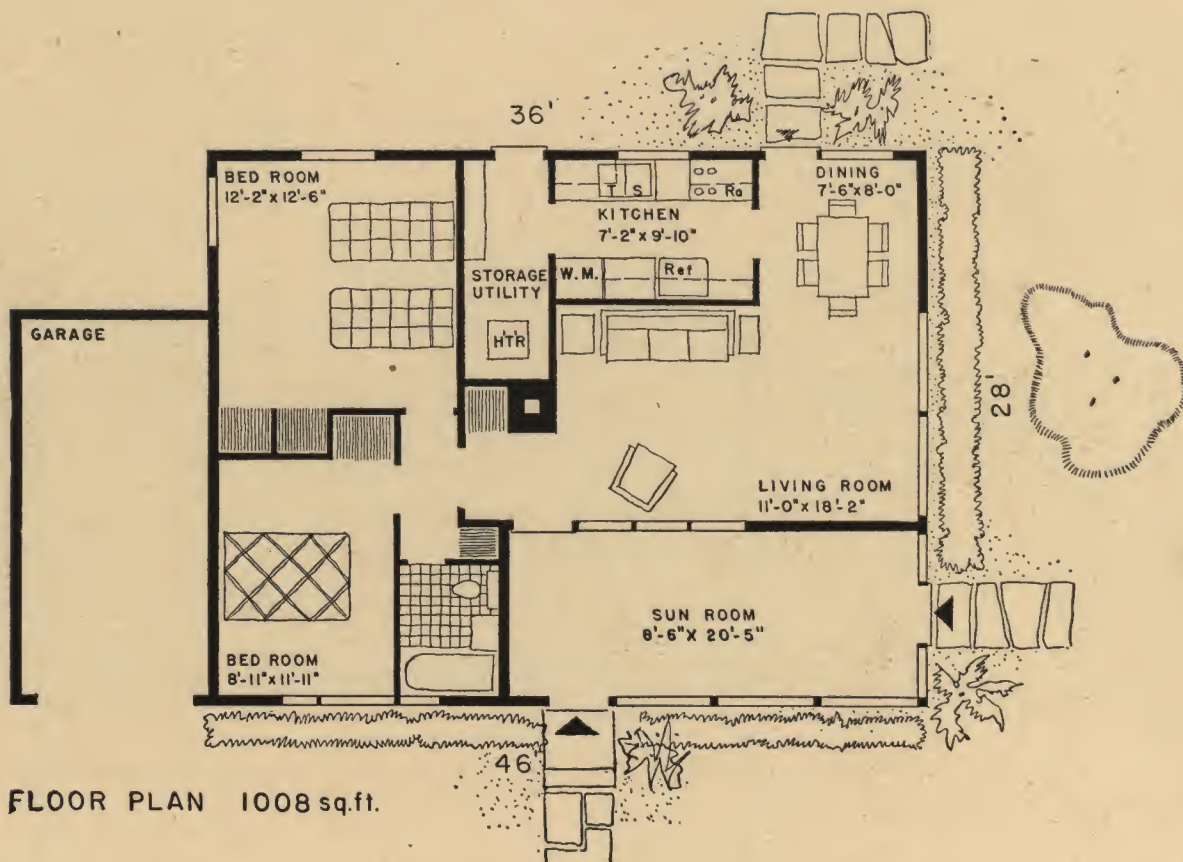
Here is a house with a startling number of innovations packed into a two bedroom plan with an expansion second floor and full cellar. The twenty-two foot living-dining area is separated from the kitchen by an arched wall of fluted glass paneling. You can stand at the stove and serve the dining table through a convenient step-saving opening. A flap table hides a liquor cabinet; when opened it serves as a handy bar. The unusual stairway both up and down is protected by sliding doors which add greatly to both beauty and safety. The hall linen closet can also be reached from an opening in the bathroom and the clothes hamper has a chute to the basement laundry. As if this wasn't enough, the exterior has also received its share of specialized attention. A carport and porch is combined; this "car porch" can serve not only as a garage but in summer as a covered porch or outdoor dining terrace. Note the decorative boxes around the kitchen windows, the floor-to-ceiling windows for the living room, and the side planting frame that adds balance and harmony. Many of these features can be incorporated into other plans but they certainly combine here to provide a HOME FOR LIVING!



# THE STAMFORD

- Be sure to mention the house title when ordering working drawings and outline specifications.





## THE BEECHER

- Four sets of plans and specifications are the usual number required to obtain bids, arrange financing, and complete construction. For details on how to obtain them, see Page 94.



# THE BEECHER



The term "solar house" has been used so broadly that its original meaning and purpose has become obscured. However, the "solar" designation is certainly appropriate when the exterior walls of a house which face south are nearly all glass designed to give maximum sunlight to the living area. A large sun-room is the feature of this plan. Here the entire family, children especially, can enjoy their activities in a world of healthful light, partially shared by the living room through a glass partition. The plan is especially suitable for radiant heating; winter fuel costs have been phenomenally low for this house. A large utility room provides storage space handy to the pullman type kitchen.



# THE HEMPSTEAD



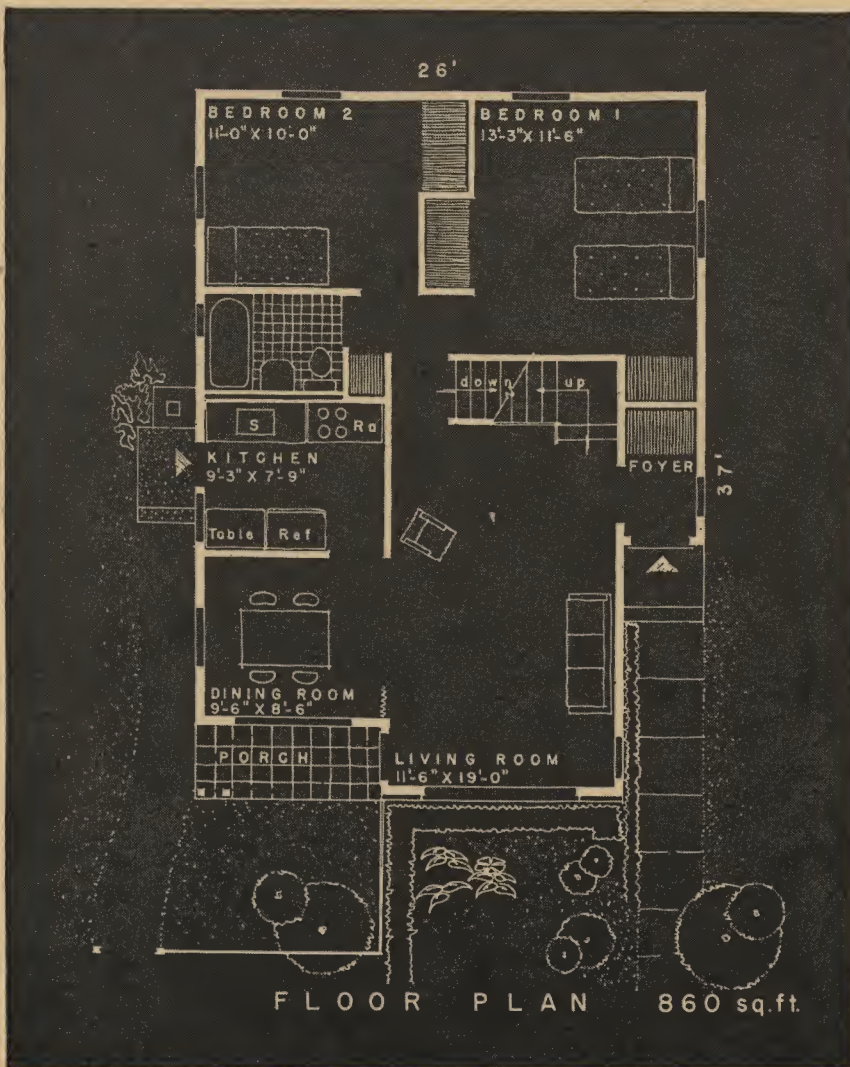
Here has been love at first sight for many home builders. It is difficult to believe that so much charm and grace can be packed into a small home suitable for a 40 foot plot. It has a minimum of hallway and a studied utilization of every square foot of space. The 19-foot living room with picture window is carefully balanced by the dining area and covered porch. The two bedrooms and bath on the first floor can be augmented by another bedroom and bath on the future second floor, leaving additional space for a large playroom or den. Careful attention has been given to adequate closet and storage space throughout to make this home as comfortable as it is attractive.





## THE HEMPSTEAD

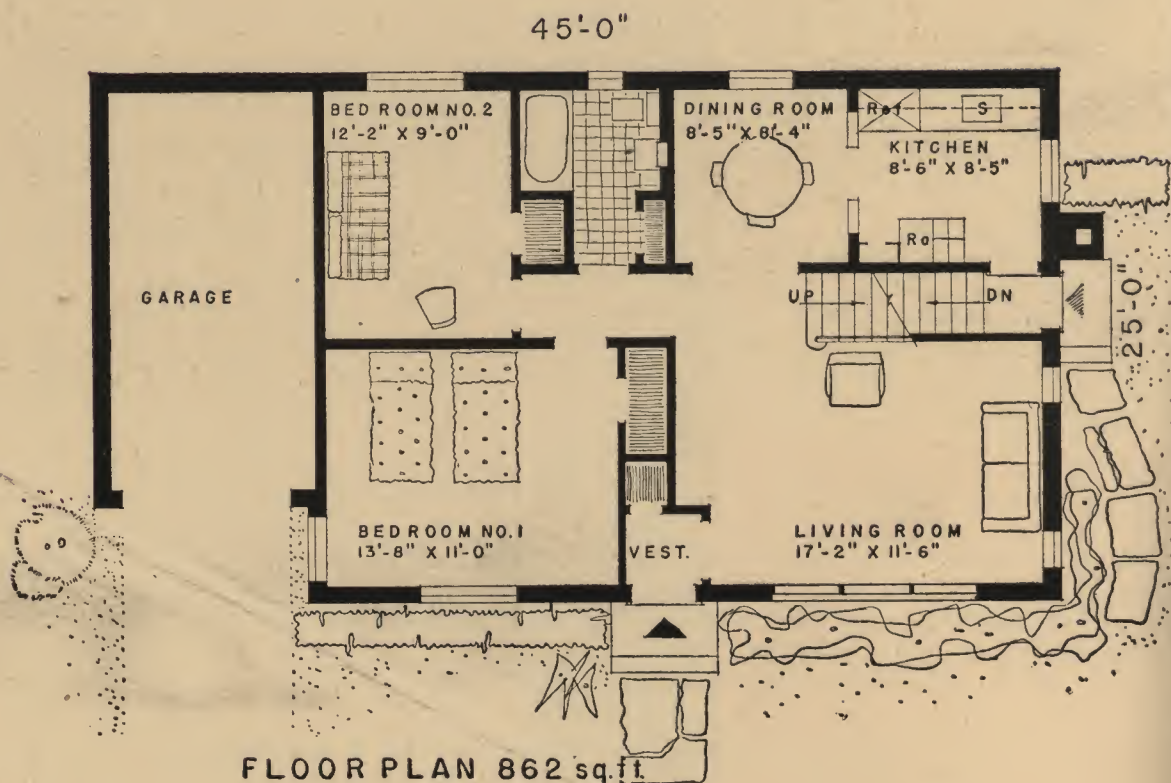
- Working drawings and outline specifications for this home have been prepared in the drafting rooms of one of the country's foremost architects, Samuel Paul. They are made available to you by Architectural Plan Service, Inc. See Page 94.





## THE FRANKLIN

- You can save valuable time by ordering working drawings and outline specifications made available by the Architectural Plan Service, Inc. See Page 94 for details.





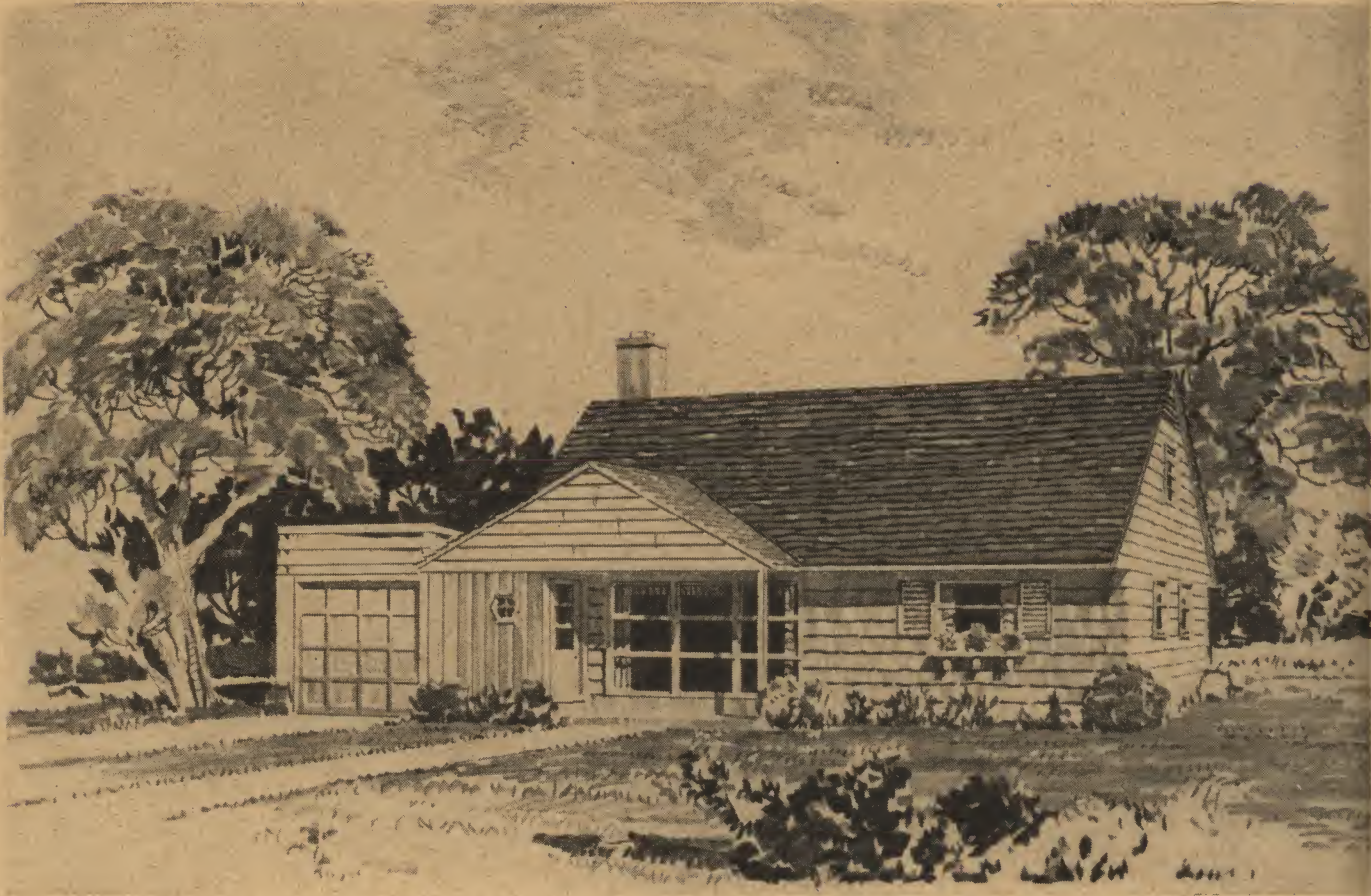
# THE FRANKLIN



First floor bedrooms are not necessarily a luxury reserved for larger and more expensive homes. Here they have been incorporated in a compact plan that makes maximum usage of available space without sacrificing circulation or privacy. Provision has been made for an optional door in the hallway which when closed will separate the bedrooms from the living area, the younger generation from the older. A large third bedroom may be had on the second floor with access to the sun deck over the garage. A louvered overhang gives solar protection to the large living room window. Due to the beautiful simplicity of this home, it can become a reality within ten to twelve weeks after your plans are ordered and contracts signed.



# THE BARCLAY



Good circulation is an important attribute to any home. It certainly is annoying to have kids and grownups traipsing through your living room especially after it has been laboriously cleaned. Here is a plan which solves that problem in a straightforward manner.

When the kids come in from school for a snack or lunch, they can use the rear entry into the dining-kitchen area which has direct access to the bathroom. This arrangement will certainly make it easy for the housewife to get her children to wash their hands. Also if the housewife is working in the kitchen, she has access to almost any part of the house without disturbing her living room.

Beside excellent circulation, the plan is laid out to utilize intelligently every square inch of space.

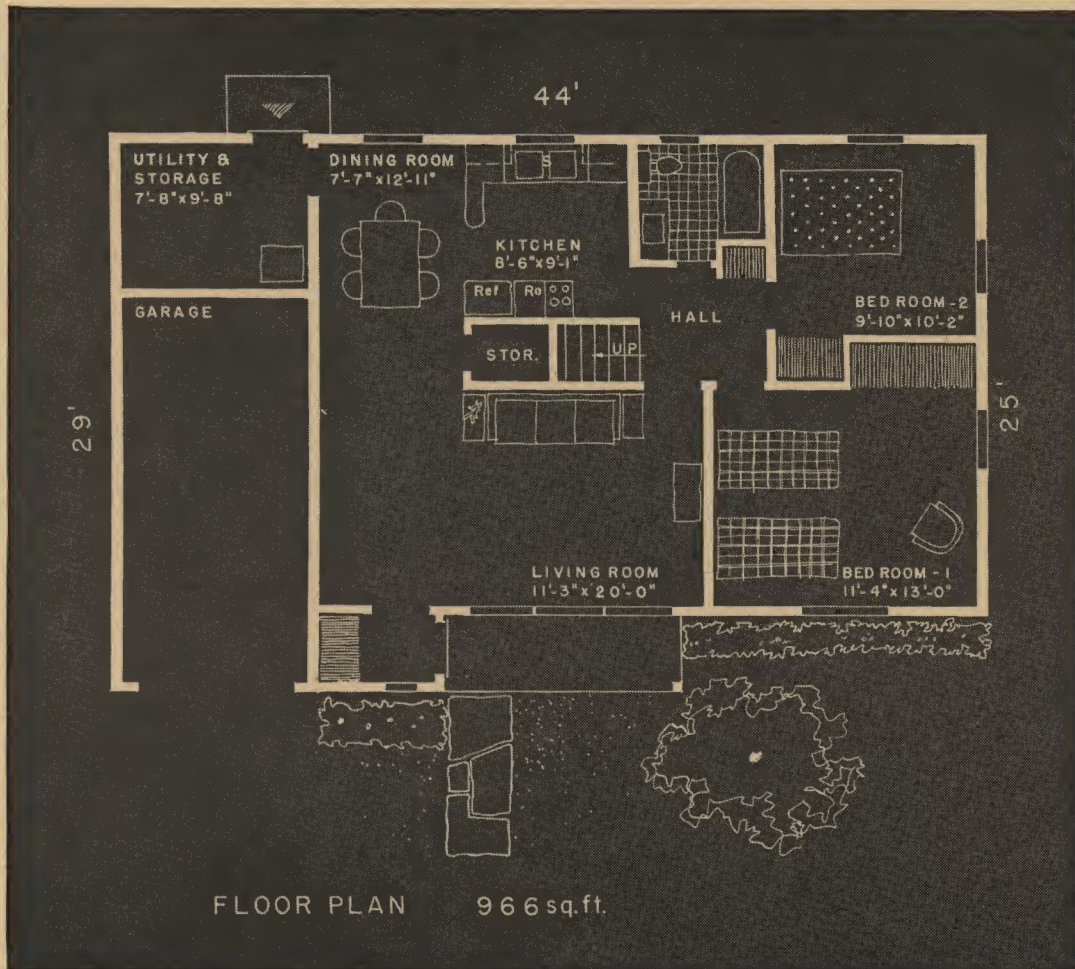
The living room is approximately twenty feet and flows into a dining room where a convenient service bar separates the kitchen from this space.

The utility and storage room will contain a laundry, eliminating the need for a cellar. Additional storage space is provided for under the stairway which leads to the second floor. Upstairs there is space for two additional bedrooms and bath for future expansion. Last, but not least, this house can be built at a moderate price.



## THE BARCLAY

- Working drawings and specifications in accordance with regulations of the Federal Housing Administration are available. For details see Page 94.







View of kitchen and dining area as seen from living room in the GREENWICH, see page 24



View toward dining alcove in the SUTTON, see page 63

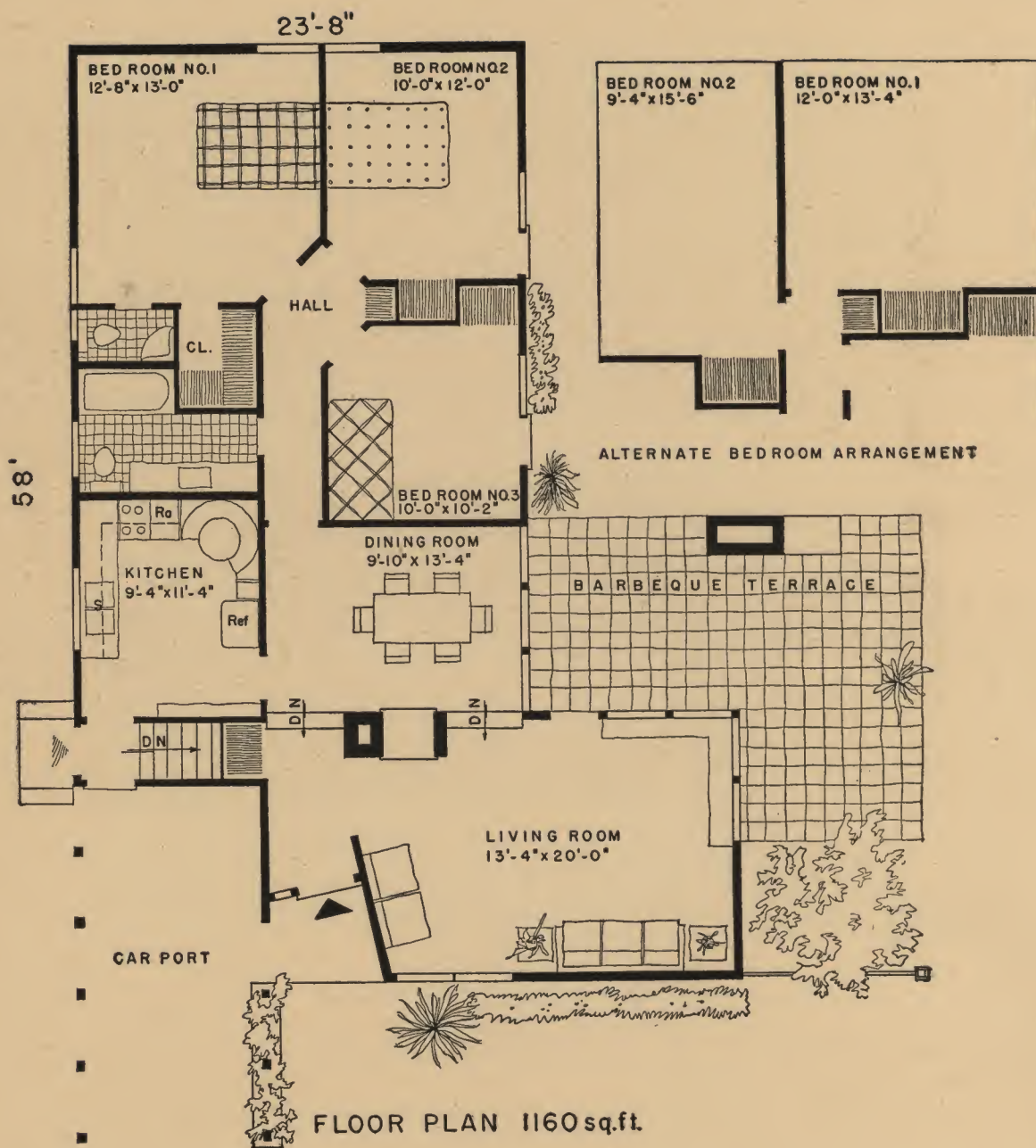


The homes that follow on pages 38 through 57 have  
been designed for families who earn

**\$3500 to \$5000 per year**

Exact prices cannot be stated as conditions vary in  
different localities and from time to time. A precise  
bid may be had from your local builder on a particu-  
lar house by submitting to him the plans and specifica-  
tions. For instructions on how to obtain them, see  
Page 94.



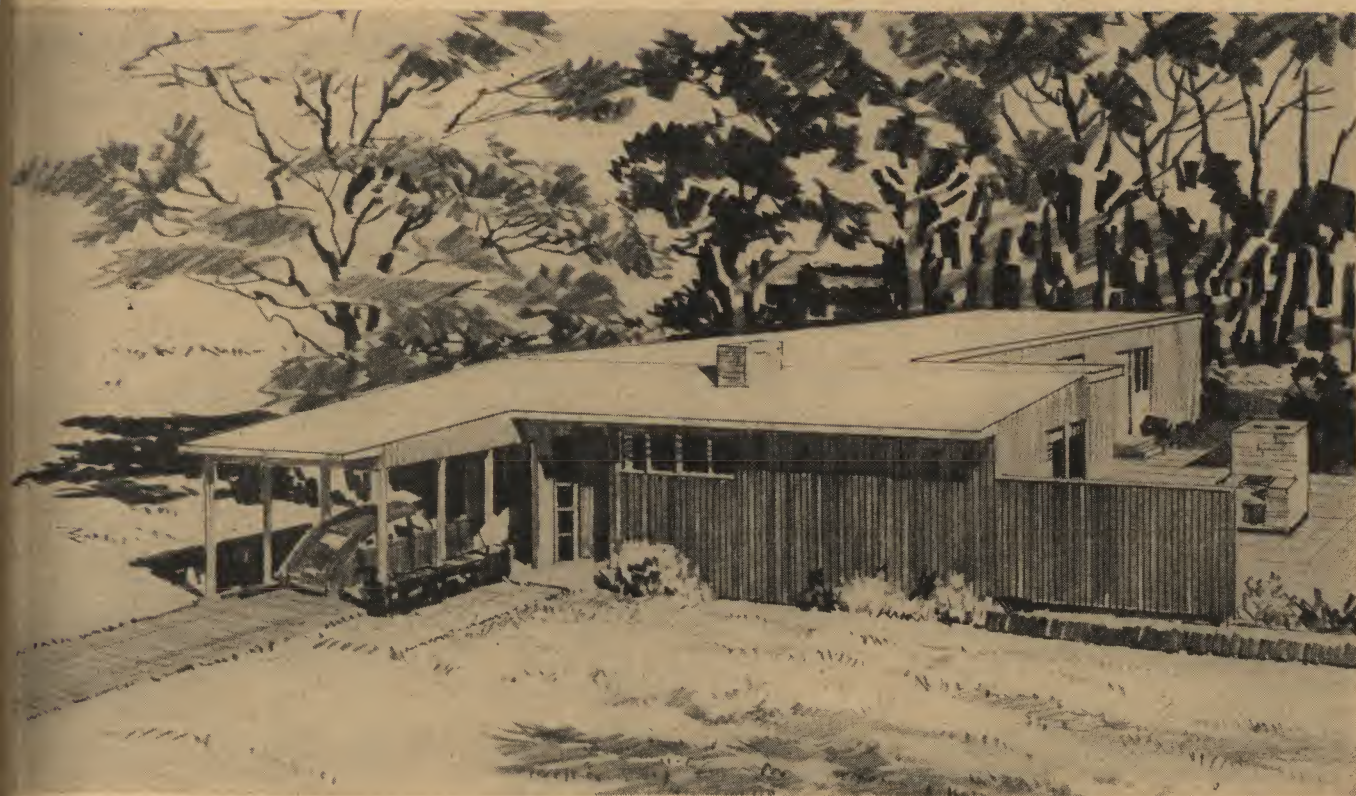


## THE CARTWRIGHT

- Complete plans and specifications for building this home are available for immediate use. Order blanks are on Page 94. See interior sketch on page 80



# THE CARTWRIGHT



The hum of conversation, occasional laughter, and the unmistakable aroma of outdoor cooking bear evidence here of the full enjoyment of outdoor-indoor living. Blending with the russet of the countryside, the vertical red-wood siding of this contemporary home becomes a protective wall assuring privacy to the activity on the huge barbecue terrace. There the outdoor fireplace is designed for minimum smoke and plenty of working space. Direct access to this enjoyable terrace is to be had from the living room and from two of the three bedrooms. Outdoors merges with indoors thru a wall of windows that encloses the dining and living rooms. Both are served by an interior thru fireplace to add cheer in inclement weather. Note the breakfast nook in the kitchen, the interesting effect of the angled walls, the private lavatory off the master bedroom, and the long vanity in the main bathroom. A surprise feature of this luxury-packed dwelling is the moderate cost with which it can be erected in most parts of the country.



# THE PASADENA



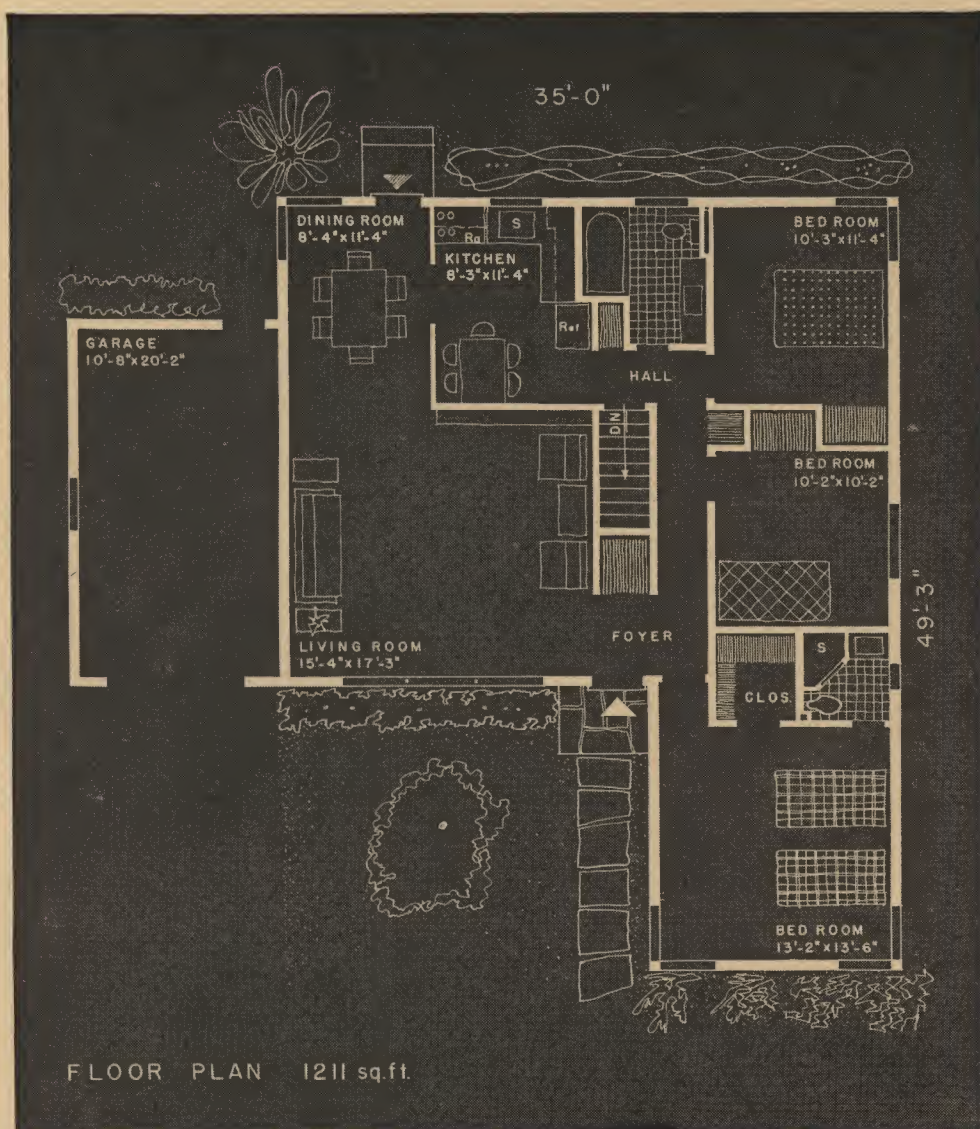
The Pasadena has a pleasant California ranch-style flavor with its low-pitched roof and wide overhanging eaves. Pre-dipped wood shingles on the walls and shakes on the roof give it a rustic feeling which provide an attractive setting for the modern corner windows and wide panoramic window in the living room.

The plan also reflects the open style living of California houses. The living room flows into the dining room, providing through ventilation. A terrace outside the dining room would have privacy from the street and be part of large garden area which would be accessible from the kitchen for outdoor dining.

A large coat closet is located in the foyer which leads to the bedroom hall. The master bedroom with a large walk-in closet has its own private bath with stall shower. All the bedrooms are separated from each other by banks of closets to deaden sound passing through the partitions. In the main bathroom the wash basin is part of a vanity ensemble which has shelves for towels below.

The kitchen is so arranged that the fixtures and cabinets occupy two sides in an ell, leaving space for eating at the opposite corner. The service area behind the garage is conveniently located near the rear door and can be screened from the back yard garden by a hedge or fence.

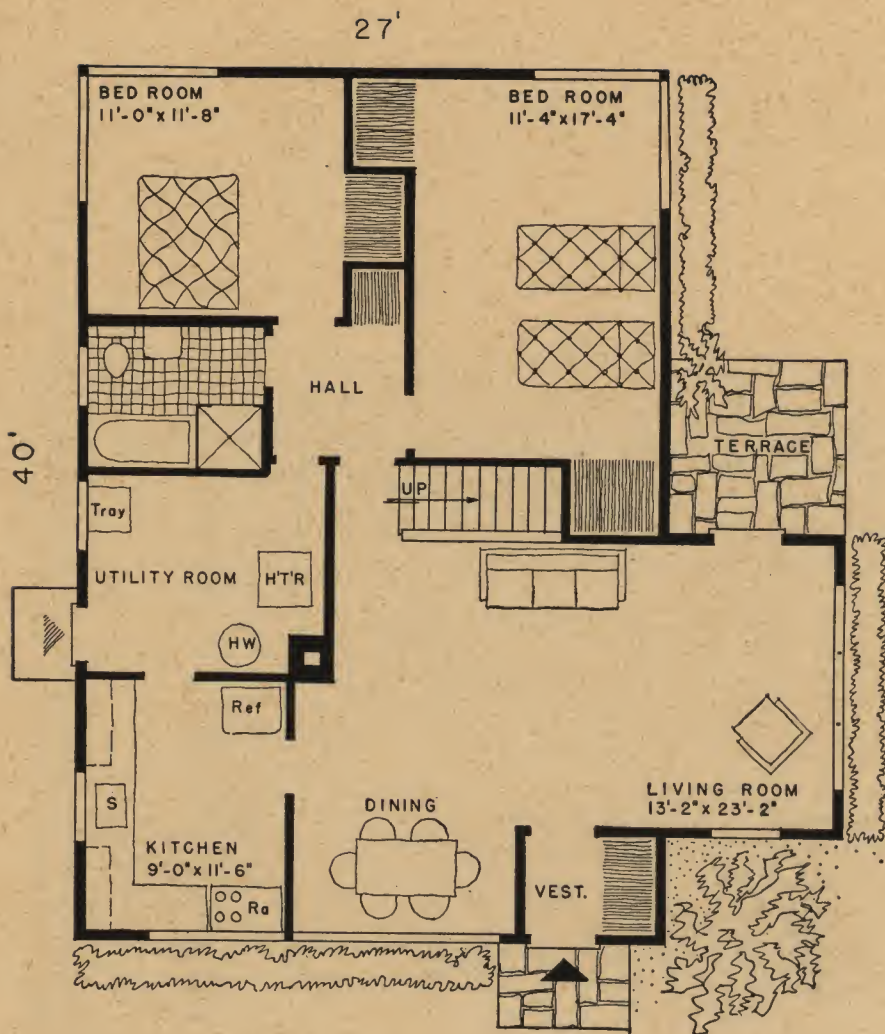




## THE PASADENA

- Working drawings and outline specifications prepared by the office of Samuel Paul, Architect are available from Architectural Plan Service, Inc. See Page 94 for details on how to order.

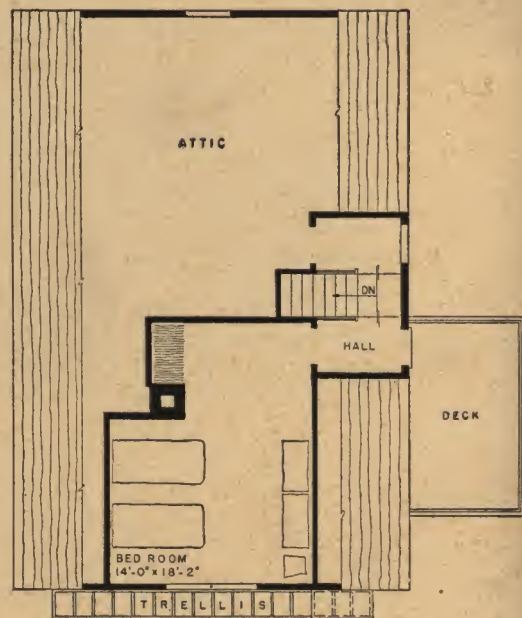




FLOOR PLAN 1185 sq.ft.

## THE WOODMERE

- Working drawings are available for the above house at a fraction of their original cost of preparation. Instructions for ordering are on Page 94.



ATTIC FLOOR PLAN



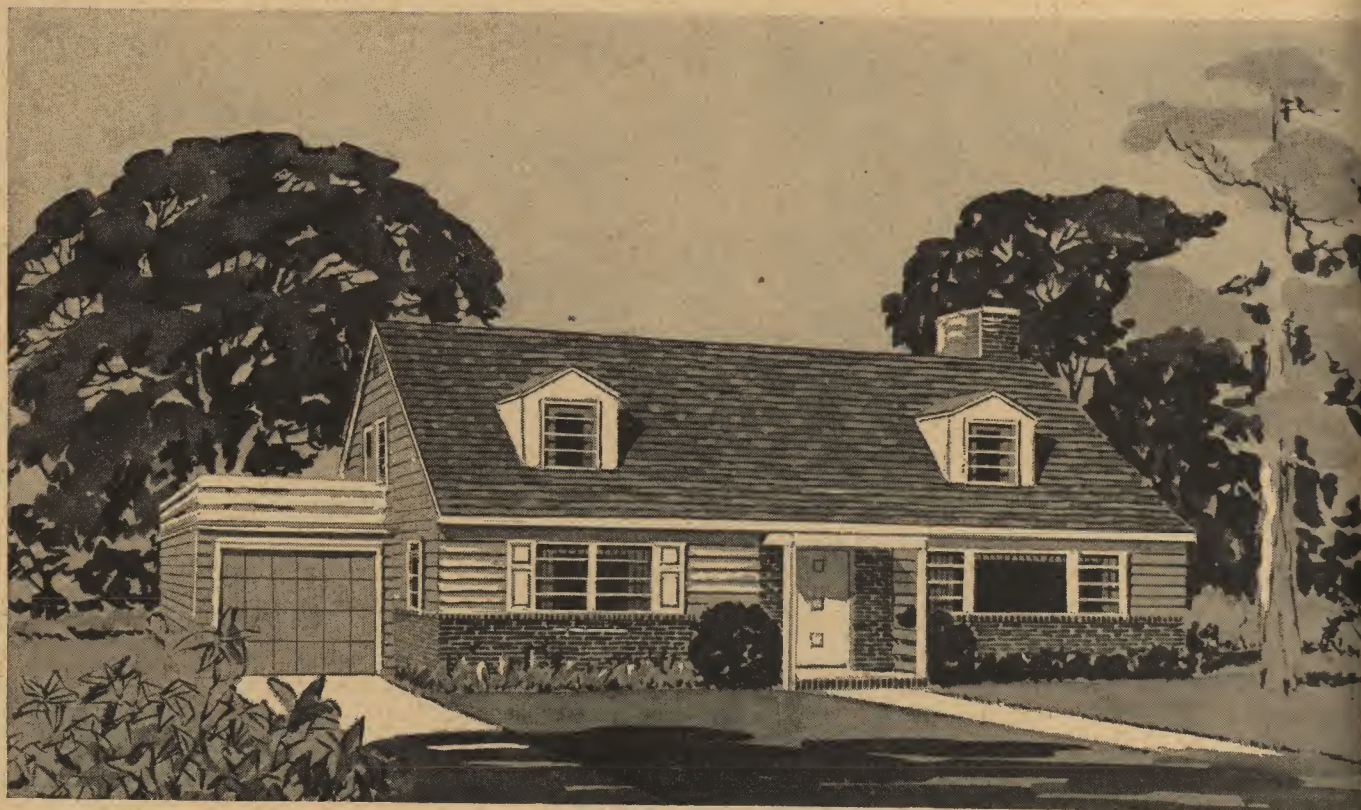
# THE WOODMERE



You don't have to be rich to afford this house! The plan is available with or without a cellar and a garage or carport may be added to the kitchen side. As shown the house may be constructed on a 50 foot plot. The living room is 23 feet long and further enlarged by the dining area where a large picture window provides a pleasant view. The two bedrooms on the first floor share a bathroom which contains both a tub and shower. An additional bedroom may be finished on the second floor with access to the large sun-deck. This would still leave a large area of the second floor available for storage or future development. The kitchen has been treated as one of the more active rooms deserving of pleasant treatment; it commands a broad front view and contains plenty of cabinet and work space with additional storage space available in the laundry-utility room. Note the planting trellis that acts as a solar overhang giving protection to the entry and natural beauty to the setting.



# THE WESTCHESTER

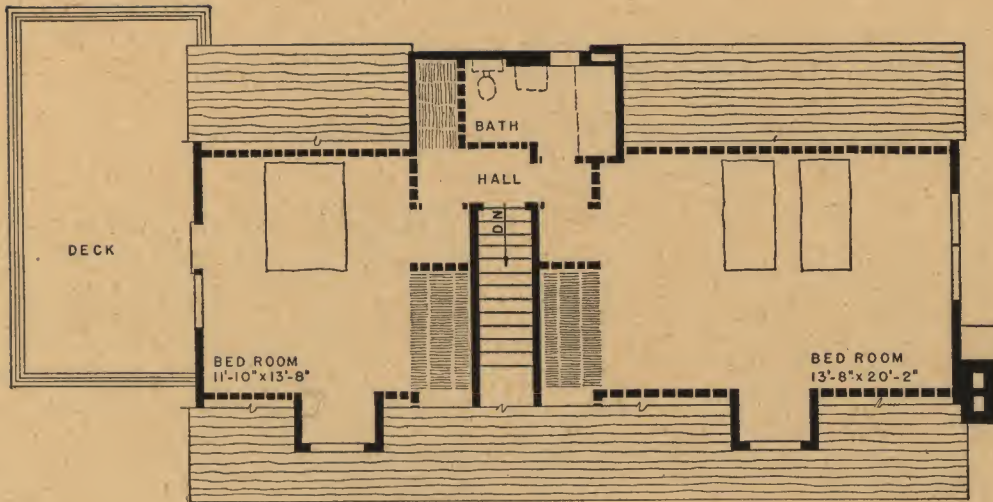


Progress is a very meaningful word. Although, in home design, it has been slow, it undoubtedly has been consistent and definite. Thirty years ago, the acceptable design and layout was the traditional center hall with living room on one side of a foyer, dining room on the other, three or four bedrooms upstairs grouped around the upstairs hall. Thank goodness we have unshackled ourselves from the rigid bond of tradition and have exercised flexibility in design which belongs to our era. This home is only one example. Here we have an L-shape living room and dining area which terminates in an outdoor terrace. The kitchen, efficiently arranged for all its equipment, has a large corner reserved for eating space. It has access to both dining room as well as the bedroom hall. The two bedrooms, both large, and one car garage complete the downstairs arrangement. There is ample space for two large bedrooms for future expansion. The sweeping front gives a low rambling effect. And so here is a home that has function in plan, simplicity in construction and an interesting use of material. Yet on the exterior we have not made too big a jump from the traditional feeling to the modern.

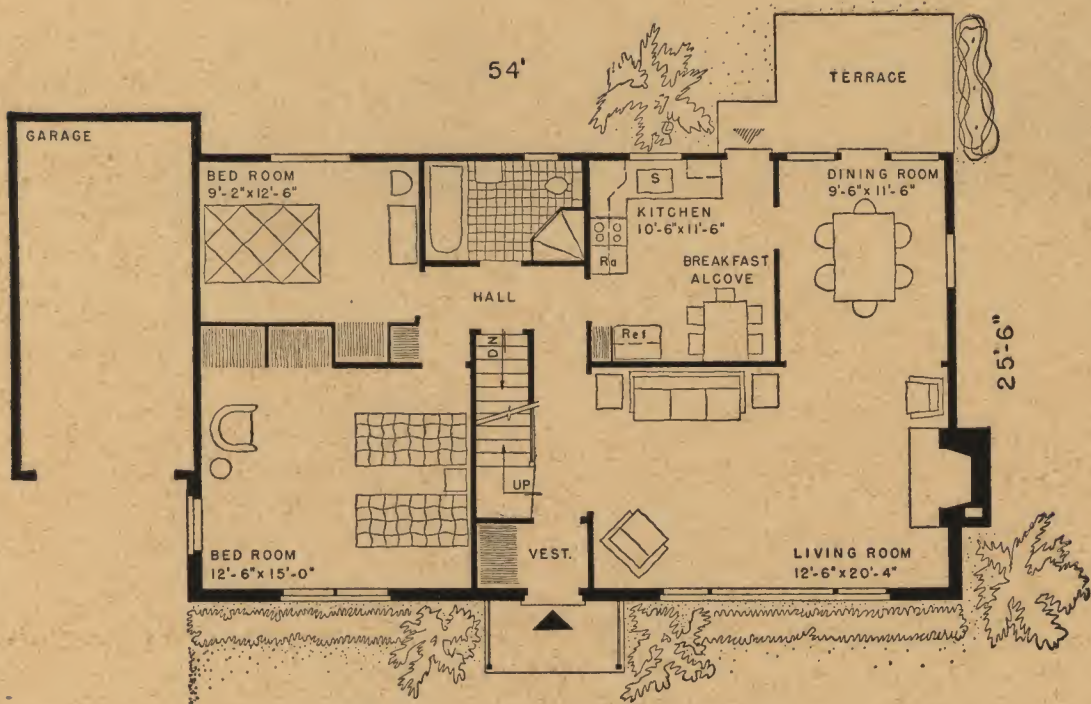


# THE WESTCHESTER

- Be sure to mention the house title when ordering working drawings and outline specifications.



FUTURE SECOND FLOOR

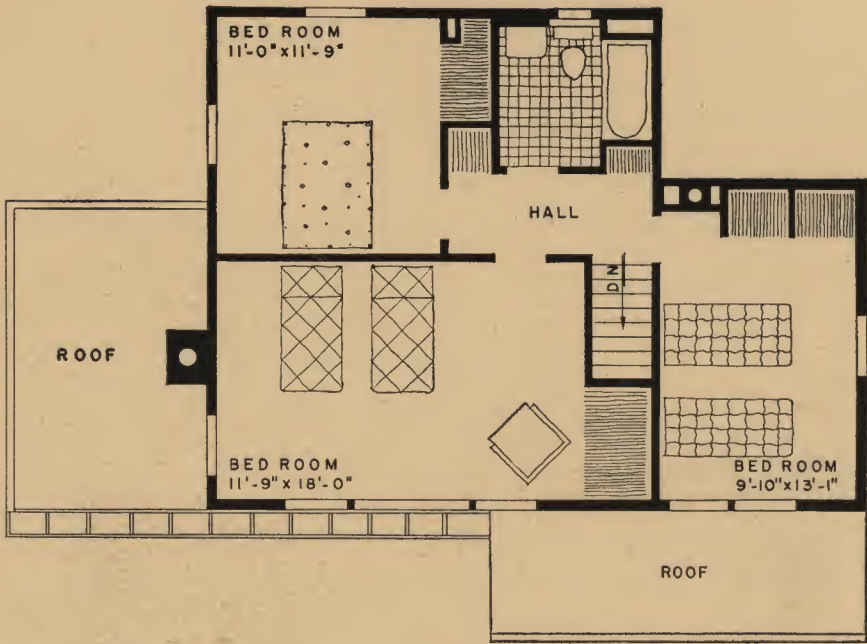


FLOOR PLAN 1125 sq.ft.

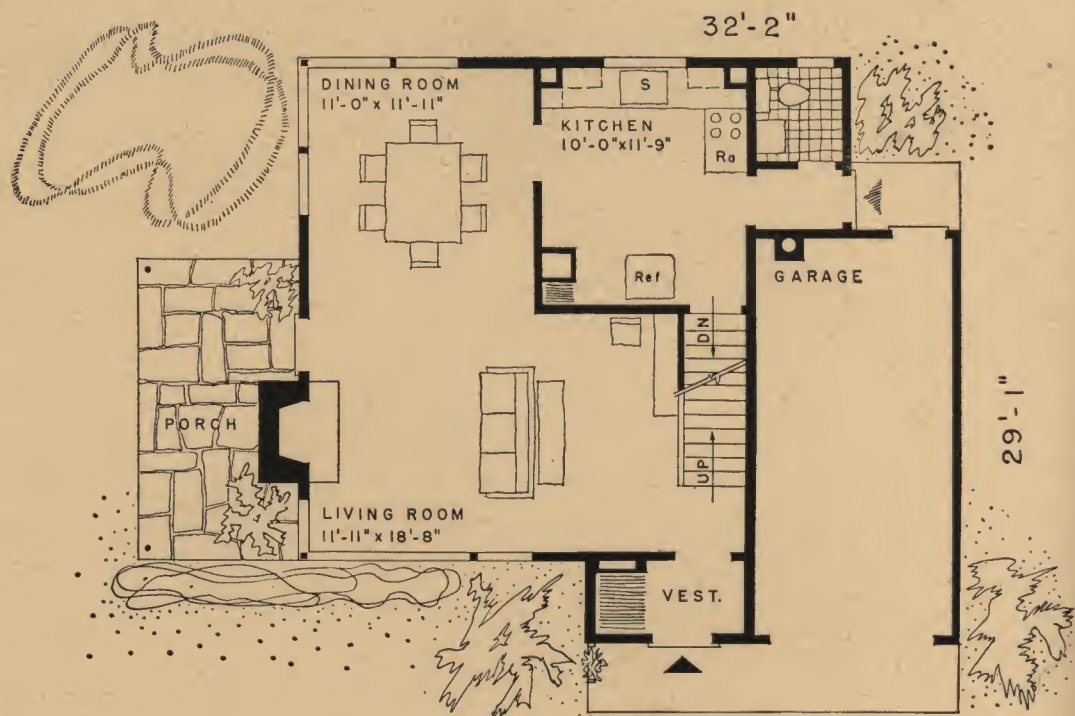


# THE SILBURY

- Four sets of plans and specifications are the usual number required to obtain bids, arrange financing, and complete construction. For details on how to obtain them, see Page 94.



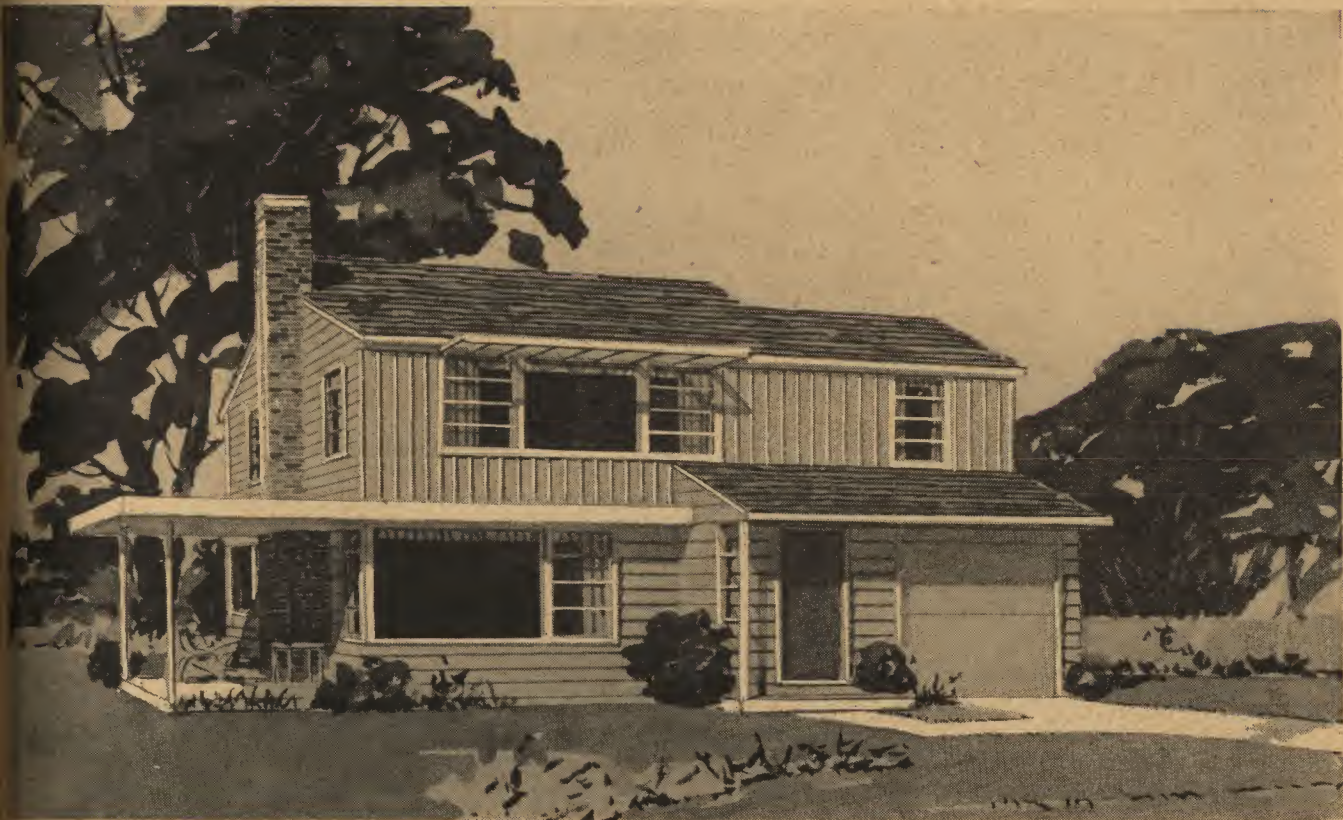
SECOND FLOOR PLAN



FLOOR PLAN 620sq. ft.



# THE SILBURY



Here is a home that has real dollar value. Several times a prize winner, its well-studied plan is not only simple and economical but is pleasing and adequately reflects the needs of an average family. There are three bedrooms. The house includes such contemporary features as picture windows, L-shaped living-dining area, and liberal solar overhangs on both floors. The master bedroom is worthwhile noting for its size and large window area. It is a luxury type room in a low cost home. All rooms have cross-ventilation, excellent closet space, and are designed for warm air heating. A wood-burning fireplace adds charm to the living room and a covered porch provides outdoor living area.

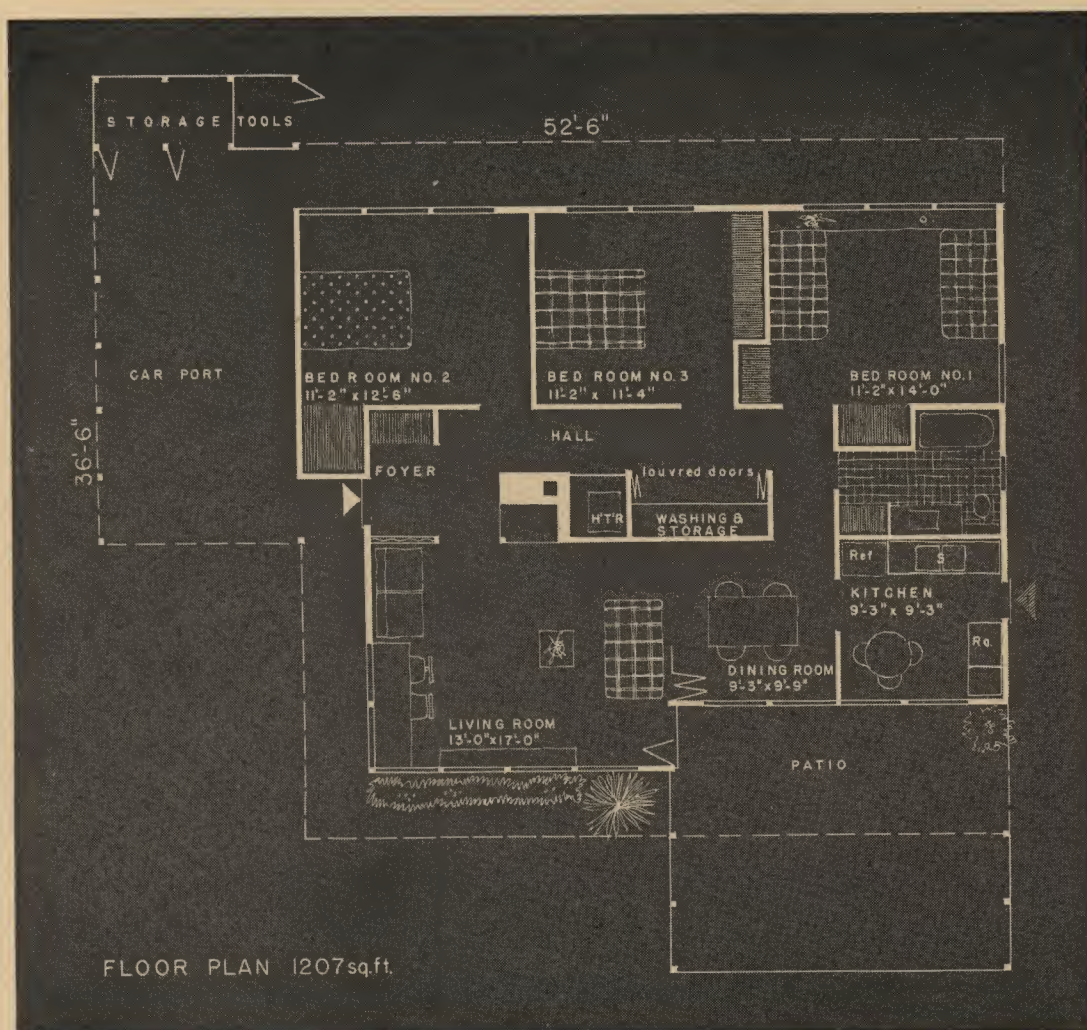


# THE NASSAU



"My wife and I just built a new home. We each had different wants but we both ended up satisfied. She got her large windows and I got my high batten fence for privacy. We built a flat roof—she got the modern California appearance and I got the economy. She got her patio but I'm planting mountain pink right through the center of it. She's resting her feet with no stairs to climb and a compact kitchen, and I'm resting the rest of me with the bedrooms nice and quiet in the rear. In the bathroom she calls it a vanitory, I call it a darn big sink with plenty of shaving mug space and a mirror I can see my whole face in. The tub's glass enclosed so she can take baths and I can shower. She wanted the dining area to be part of the living room; I thought it ought to be a separate room. Now we have a large accordion screen between the two and all we have to do is fight whether it's going to be open or closed. So we're both happy."





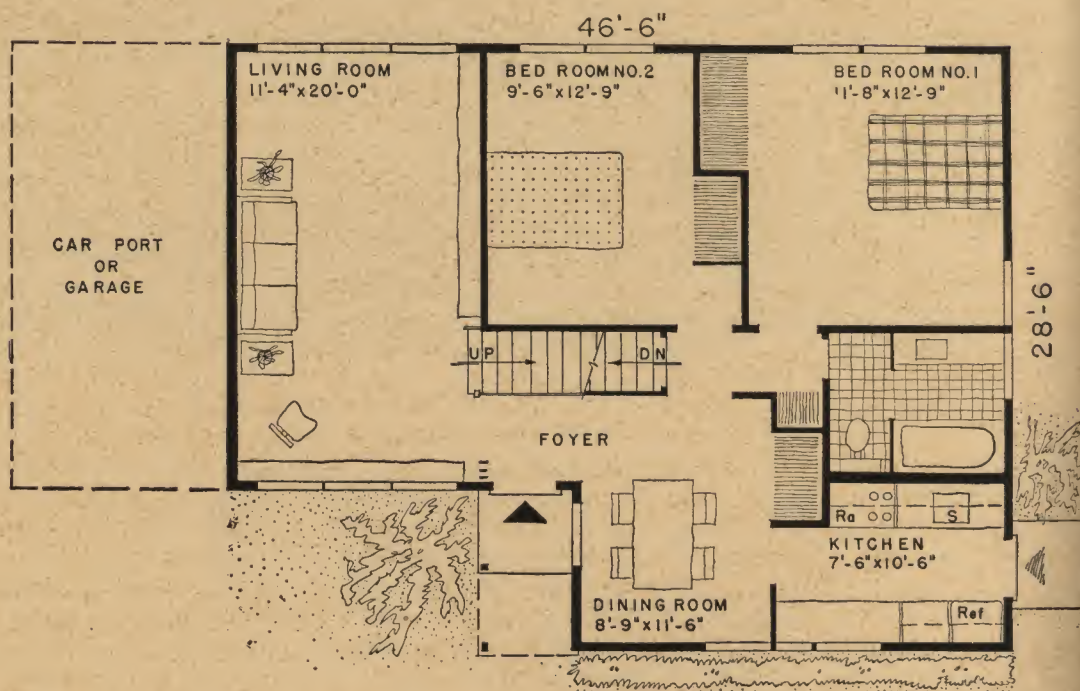
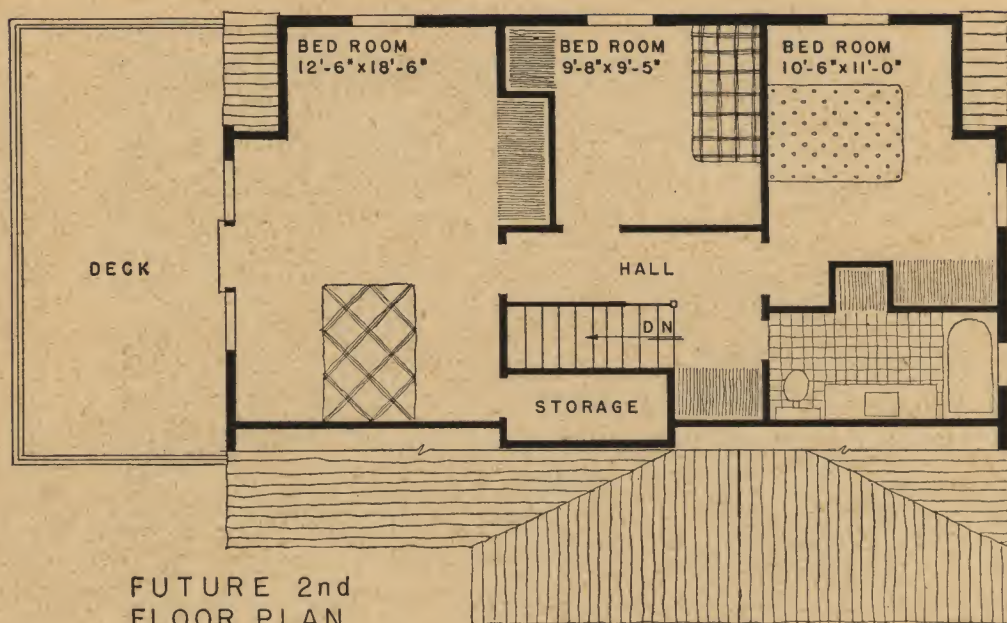
## THE NASSAU

- Working drawings and specifications in accordance with regulations of the Federal Housing Administration
  - are available. For details see Page 94.
- See interior sketches on pages 80 and 81*



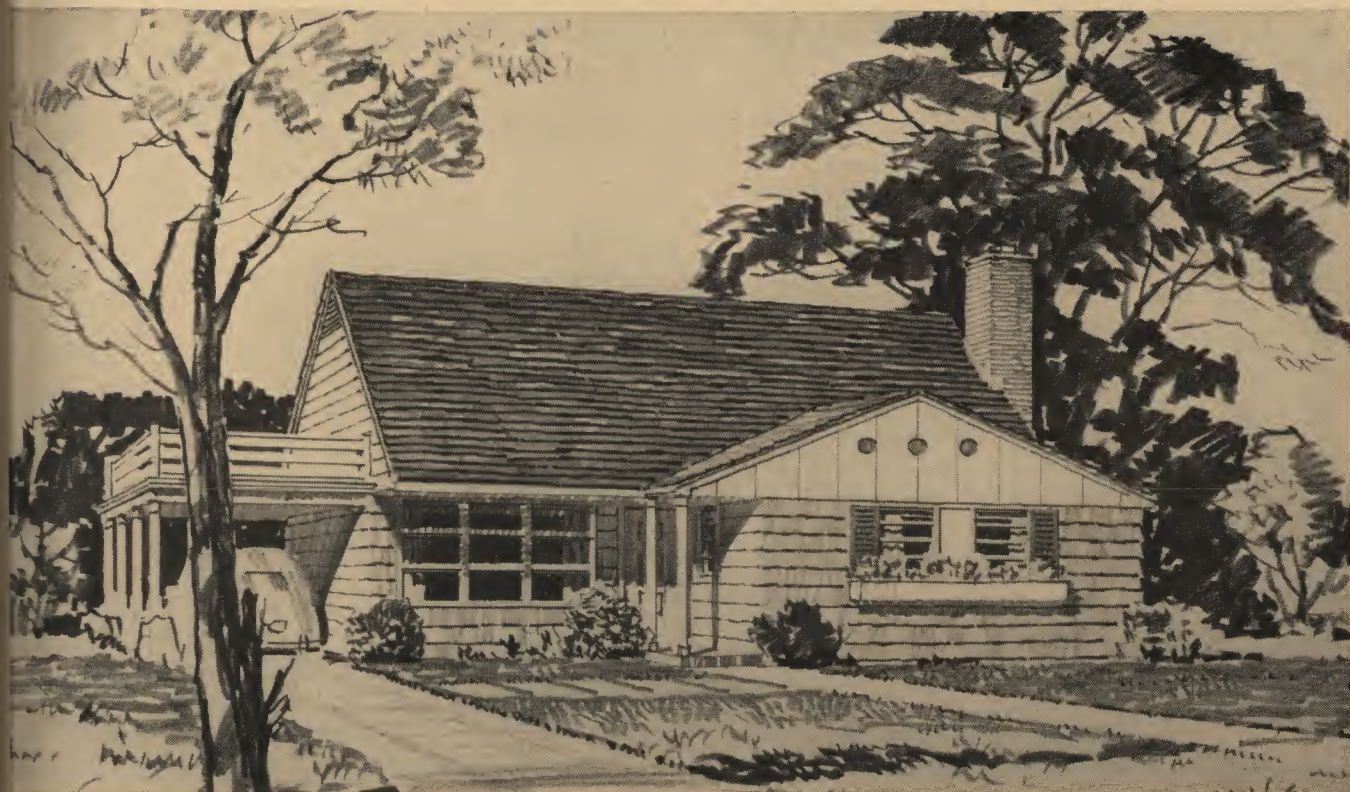
# THE WILSHIRE

- Working drawings and outline specifications for this home have been prepared in the drafting rooms of one of the country's foremost architects, Samuel Paul. They are made available to you by Architectural Plan Service, Inc. See Page 94.





# THE WILSHIRE



United we stand—divided we may get a little peace once in a while. When the kids begin crawling all over, it's nice to have a spot where you can get off by yourself occasionally. In a large house, the privacy can be achieved by rambling the structure, by dividing the plan into wings and physically spreading the parts of the house out and away from each other.

A small house tends to eliminate this privacy because it has to compress its elements jam-tight together, and the result is family bedlam. Junior and his gang cowboy through Dad and his paper, while Sis and her playmates set up house in the middle of Mother's bridge party.

The house shown here is small, totals but 920 square feet. Yet it provides possibilities of privacy almost unique to a house this size. Note the way the living room is off by itself, how the bedrooms are insulated from noise by closets, how access to the rooms upstairs or the cellar is directly off the entrance hall. Small fry can play in the dining area under mother's eye, while a gathering goes on in the living room or a sleeping child rests in a bedroom.

If your family is noisy, robust, active, slightly bickering yet wonderfully in love with each other—in a word, if yours is a normal bunch—study this plan well.

It was designed with you in mind.

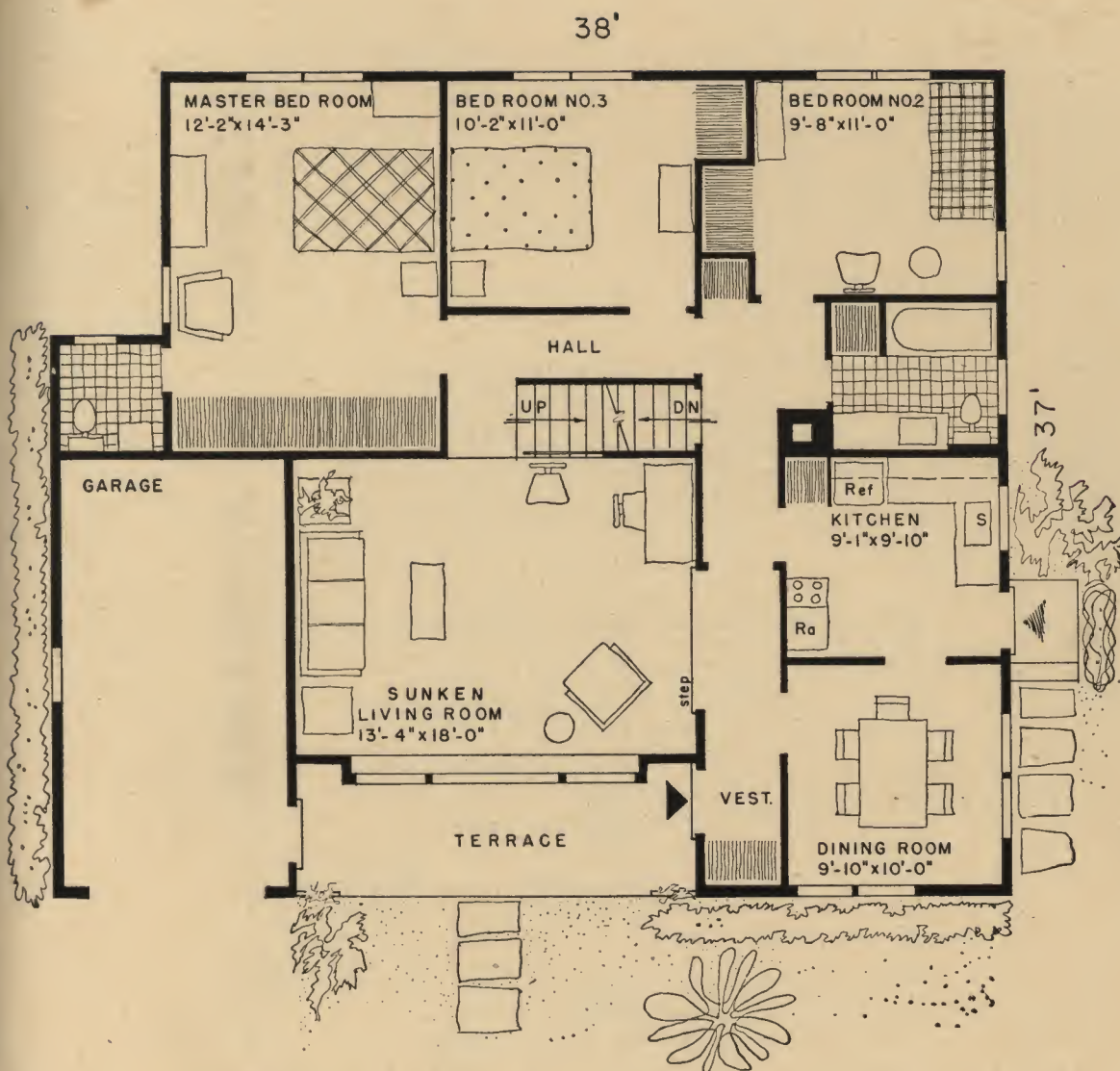


# THE HAMPTON



"I built my house around a sunken living room. Maybe you had the same feeling as I did the first time you ever took that one step down into a living room,—a feeling of entering into sheltered security and quiet dignity. That feeling is now mine for keeps. Whenever I sit down in the living room and gaze out those large floor-to-ceiling windows, or relax in the television corner, I feel that this is a piece of the world that really belongs to me. I go for little features and conveniences like that as long as they are economically within reason; take closets for instance. They can either be overcrowded burdens to you or they can be your willing servant twenty-four hours a day. Most folks are forced to keep their brooms on the cellar stairs, behind the refrigerator, or on the back porch. I've got a broom closet right in the hall where you'd usually find a linen closet; and I've got a linen closet right in the bathroom where you'd usually find somebody shivering wet and wishing he'd remembered the towel. One closet's too small for my bedroom. I need an entire wall to store all my clothes and belongings so that I can get right to them. Then why not an extra closet or two in the house thrown in for good measure. Other extras I like are a private lavatory off my bedroom, a covered terrace, cross-ventilation, and an expansion floor upstairs—just in case. Wrap them all together and there just isn't anything more in a house I can ask for."



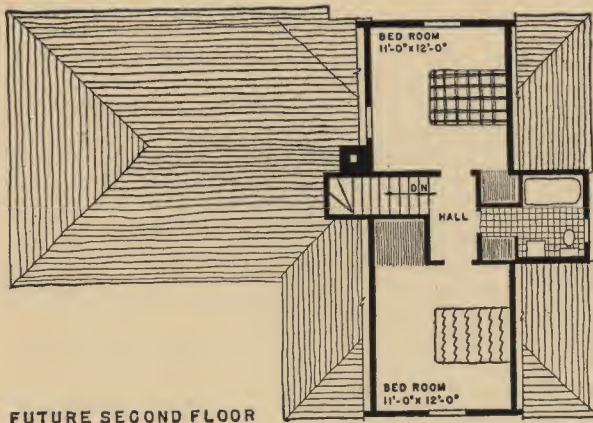


FLOOR PLAN 1210sq.ft.

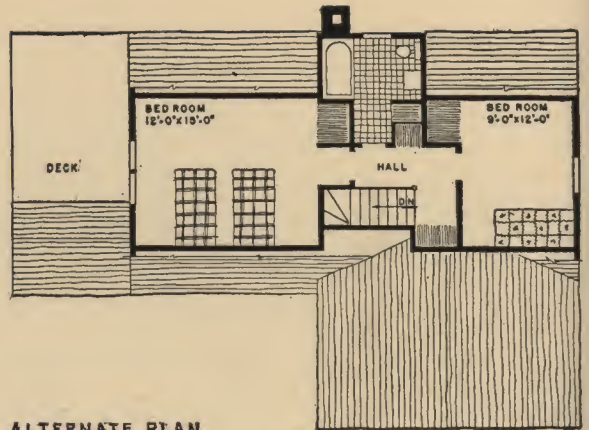
## THE HAMPTON

- You can save valuable time by ordering working drawings and outline specifications made available by the Architectural Plan Service, Inc. See Page 94 for details.

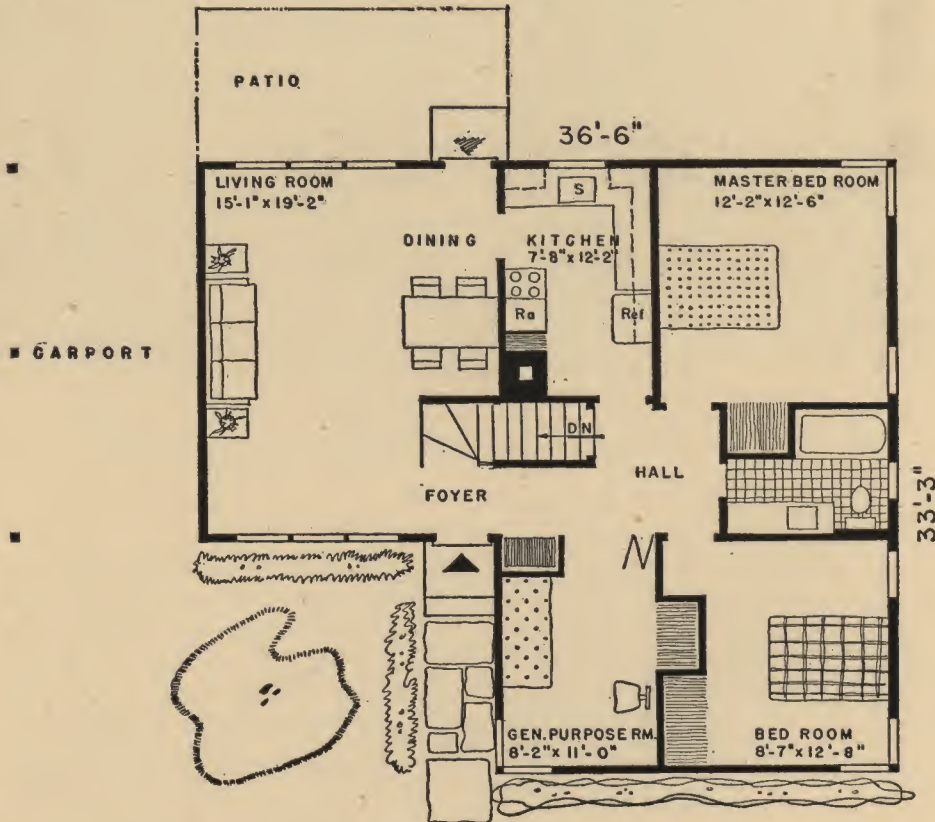




FUTURE SECOND FLOOR



ALTERNATE PLAN



FLOOR PLAN 1010sq.ft

## THE COLLINS

- Complete plans and specifications for building this home are available for immediate use. Order blanks are on Page 94.  
See interior sketches on page 58



# THE COLLINS



"Driving out of the rain into the protection of your carport, you are glad for the direct entrance into the foyer. After you hang your raincoat in the foyer closet, you hesitate a moment outside of Pop's room. The folding door is closed, he is probably napping. Interesting how this room has reflected the changing needs of the family. At first your husband used it as a study, then when the baby came it was a convenient nursery. (In fact it played that role three times.) When Mom passed on and Pop came to live with us, it took you exactly three weeks to finish the attic for the boys into two bedrooms and a bath, one week of which was spent in exercising your woman's privilege to change your mind about which plan was best. Enough of this day-dreaming, it's nearly time for dinner. The boys are glued to the television set and don't even see you as you walk by them in the living room. Better set the table in the dining area even though the rain seems to have stopped. You've all had dinner out on the rear patio six days in a row so there's no kicking about the weather. Heat is easy to take when every room in the house has through—or cross—ventilation. Lucky you got the wash in and hung in the cellar before the rain started. The boys will probably go to work on you again at dinnertime to build that play room down there. Dinnertime! Twenty-five minutes and their father will be home. A modern kitchen is a wonderful thing."



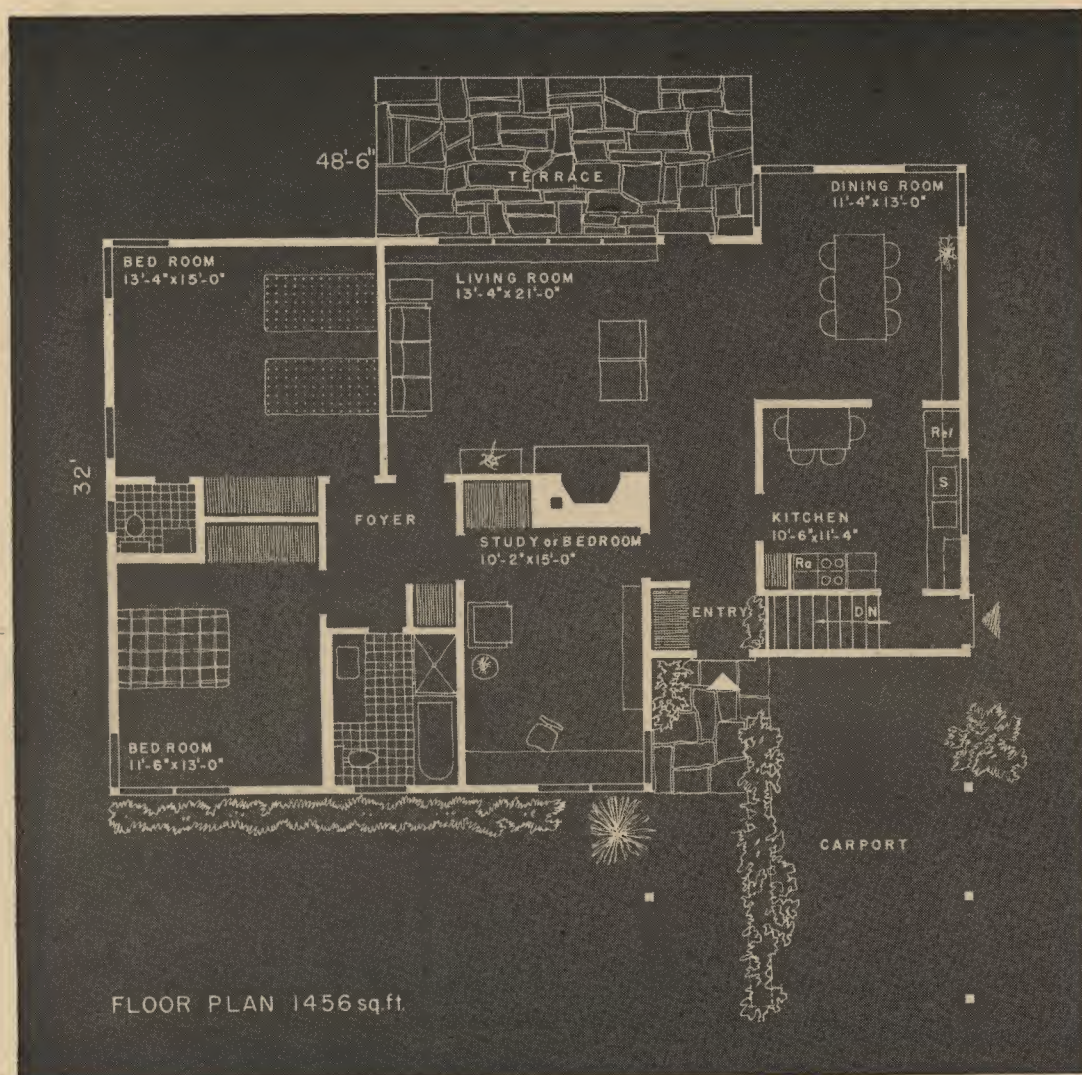
# THE NEW GATE



When properly executed, contemporary design can include truly breath-taking features. Consider the partial stone facade on this one-story home; it surprises the eye by sweeping beyond the house and providing a privacy wall for activities in the side and rear gardens. It is balanced by a projecting carport that is separated from the covered entry by a decorative planting box and trellis. A generous solar overhang is provided by the low-pitched roof.

Although we mentioned the exterior first, this house was designed from inside to out. The interior is especially studied for better living. Such features as a large rear terrace, living-dining area that flow together, central fireplace, large glass areas, all blend to contribute towards comfort and happiness. The study is accessible to the living area and to the sleeping area if used as a third bedroom. The bedrooms feature corner windows and sliding door closets. The bathroom has both a tub and a shower and there is a private lavatory off the master bedroom. Plans provide for laundry and storage space in the basement. This is indeed an exciting house for a progressive family.

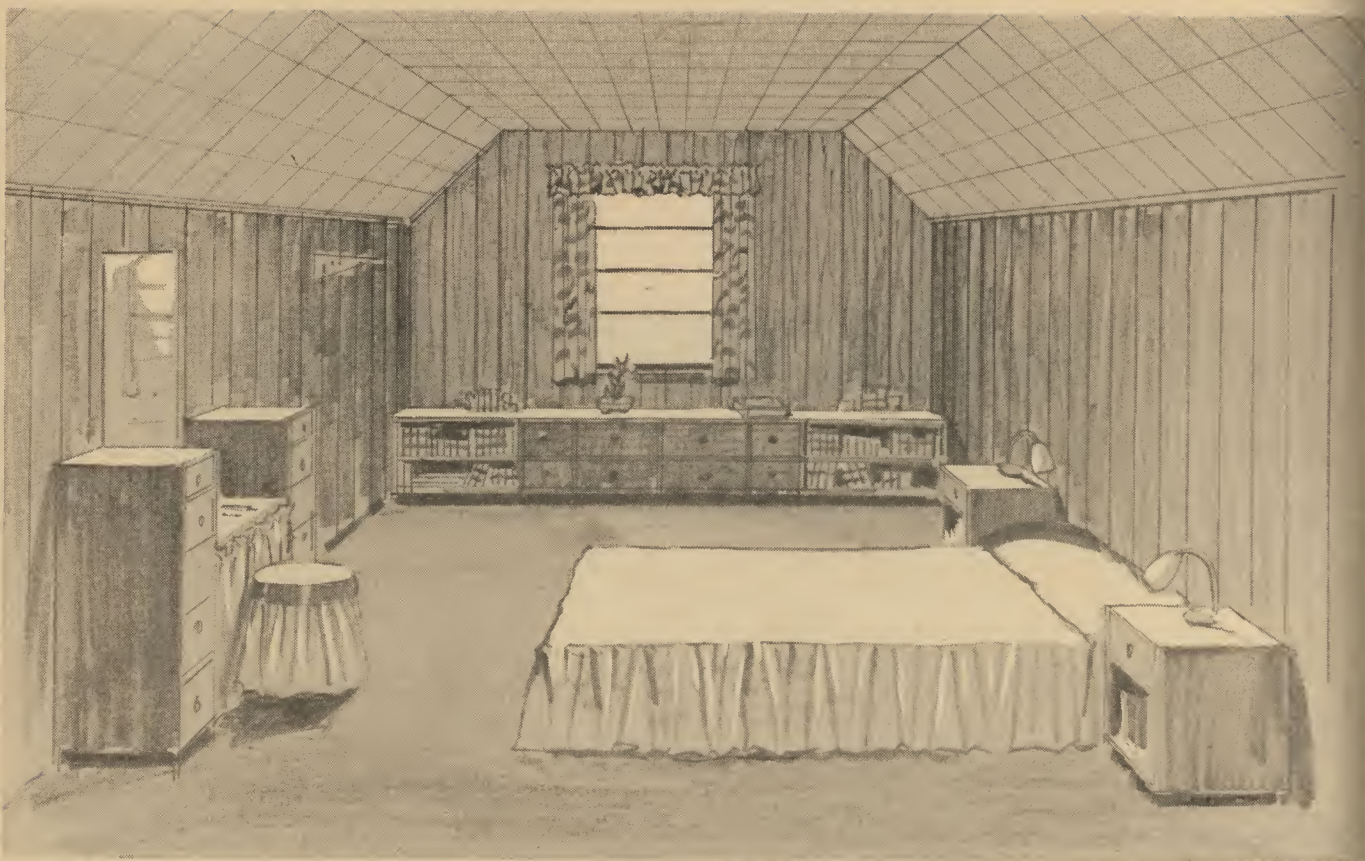




## THE NEW GATE

- Working drawings and outline specifications prepared by the office of Samuel Paul, Architect are available from Architectural Plan Service, Inc. See Page 94 for details on how to order.





Typical bedroom completed on the second floor of the COLLINS, page 55



A bathroom divided for privacy. The COLLINS, page 55

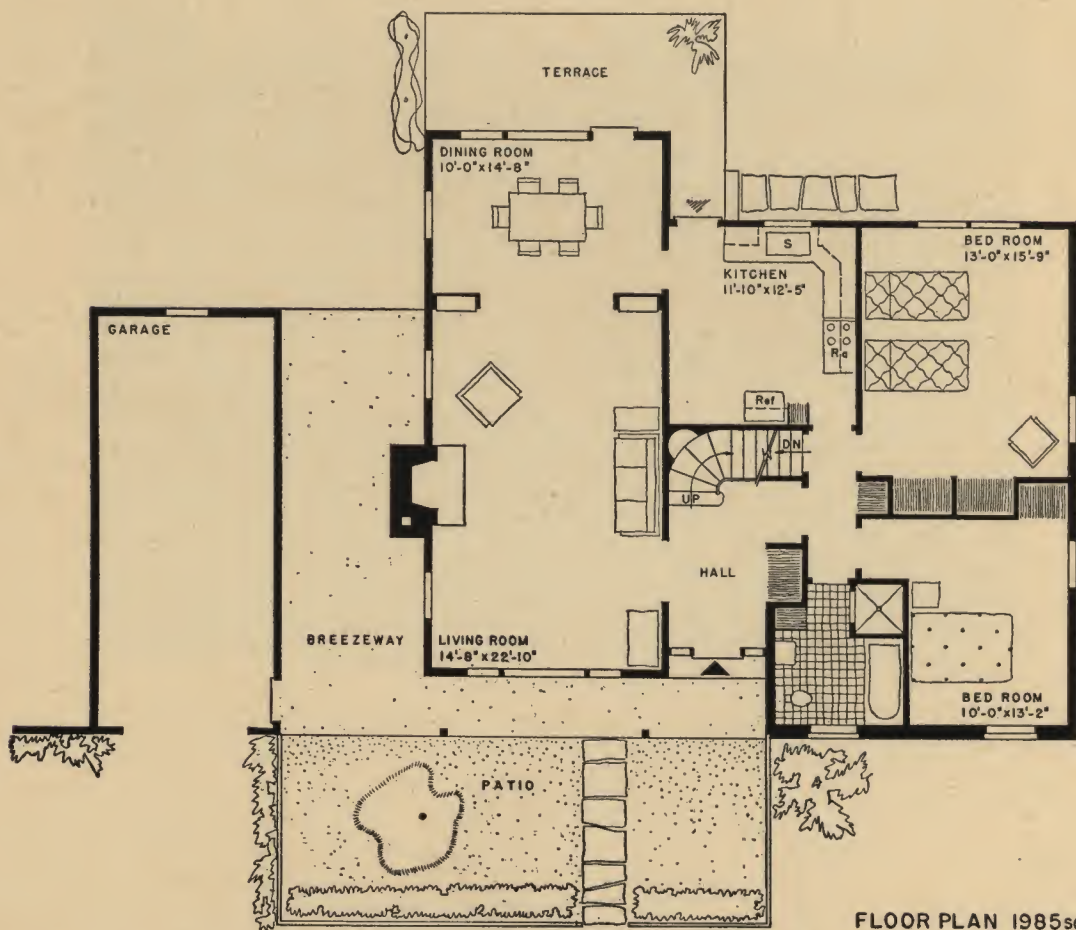
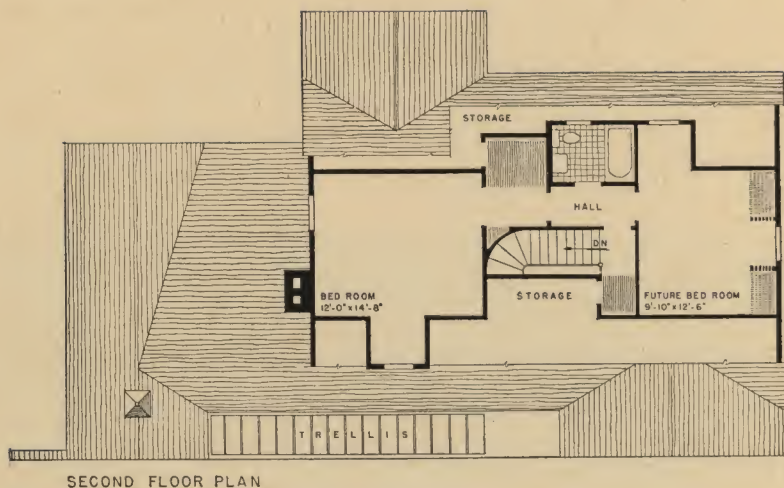


The homes that follow on pages 60 through 79 have  
been designed for families who earn

**\$5000 to \$8000 per year**

Exact prices cannot be stated as conditions vary in  
different localities and from time to time. A precise  
bid may be had from your local builder on a particu-  
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Page 94.



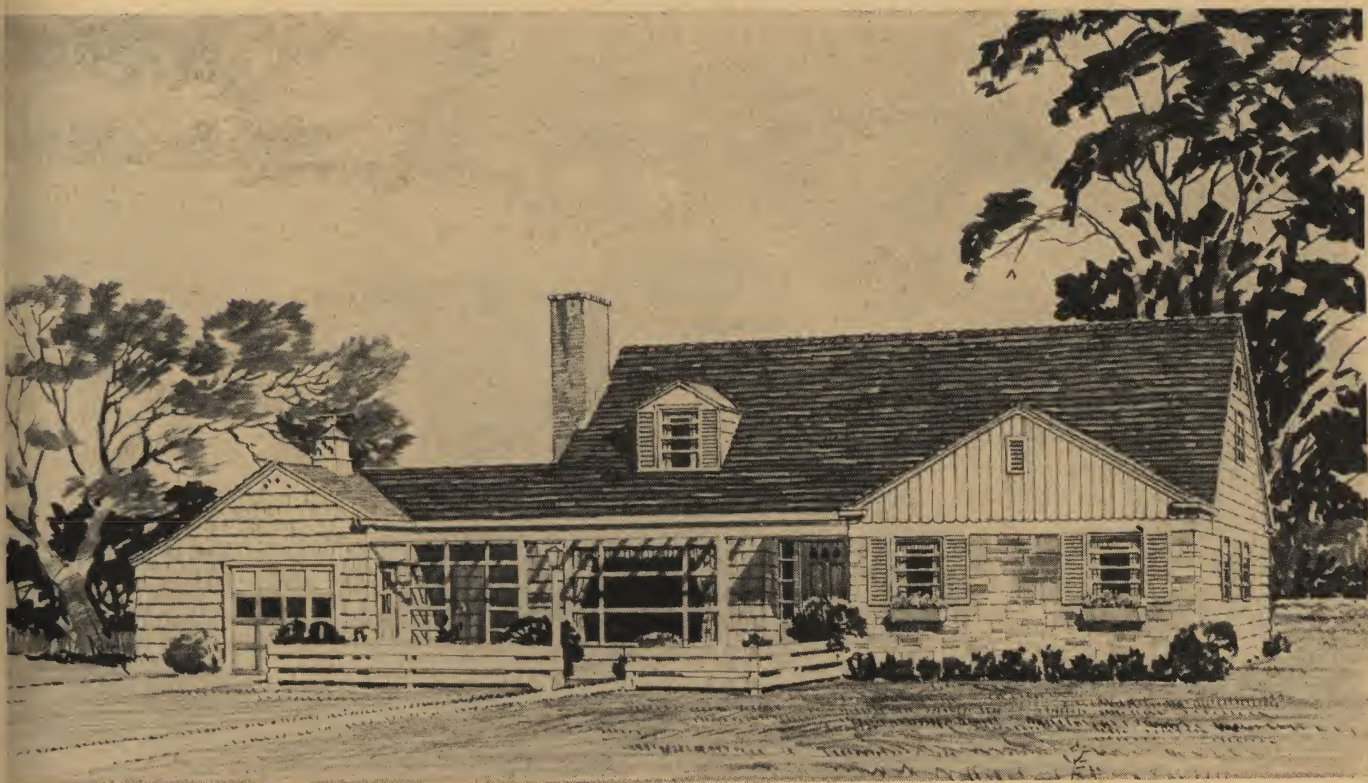


## THE LAWRENCE

- Working drawings are available for the above house at a fraction of their original cost of preparation. Instructions for ordering are on Page 94.



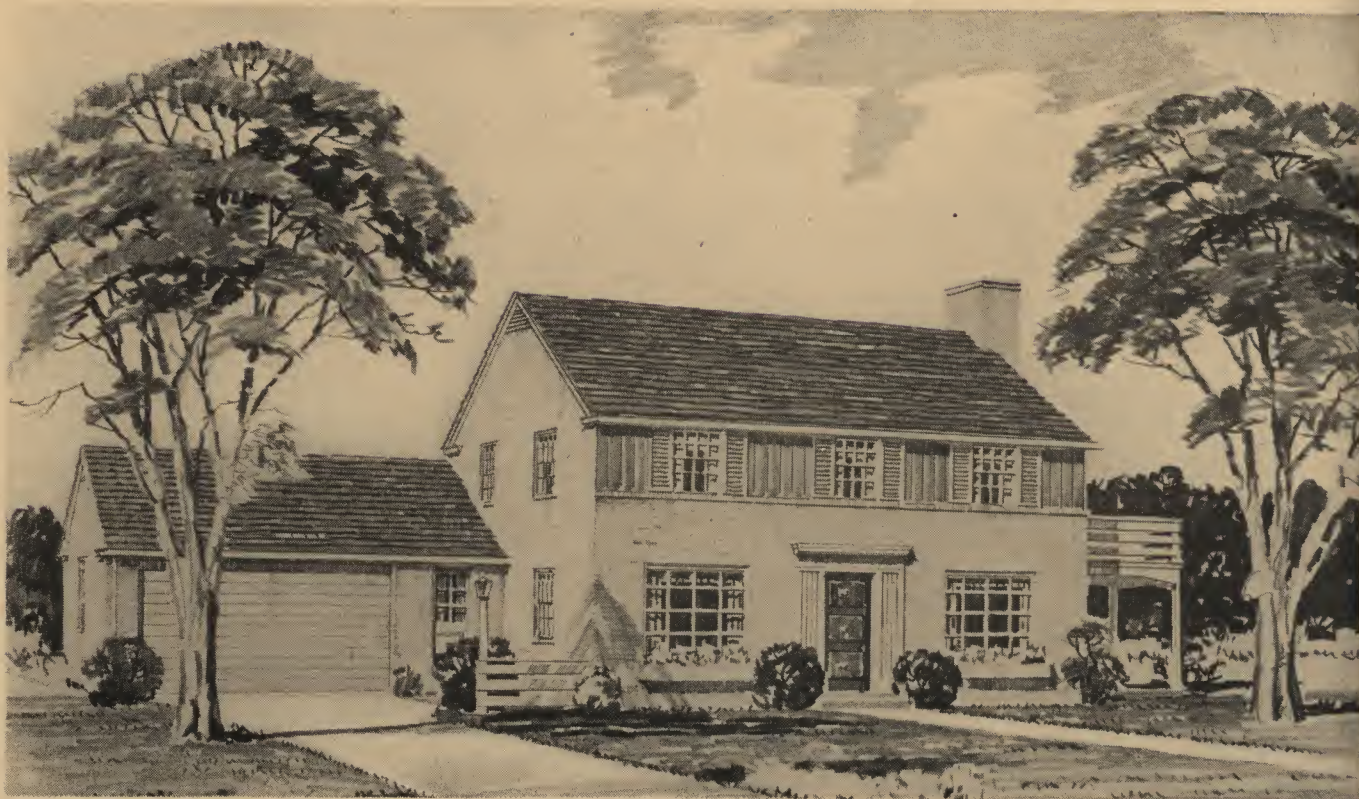
# THE LAWRENCE



"Here, dear, we have a house that's really meant for you and me. Do you know what I like most? The long sweeping trellised front: starting with the bedroom wing, it rambles past the protected entry, the huge living room window, the sheltered breezeway, the garage, to finally the wall for rear privacy. What a vision of quiet elegance! We have our large fireplace, our terrace off the dining room, and the winding stairway in the hall that I've always dreamed of. Look at that plan! There isn't a feature omitted or a detail overlooked. It's going to be a real luxury to have all that kitchen space and closets that aren't crowded. I'm glad you insisted on a second floor in case we ever need more bedrooms; it's like money in the bank to know it's there."



# THE SUTTON



A two-story square is the most economical floor plan obtainable, due to minimum foundation and periphery wall area. To make such a plan appealing and interesting to the eye is a difficult problem to the architect. Here it is solved successfully. The garage is attached to the house by a dining alcove that adds length to that wing and on the other side of the house a protected porch provides the balance. An outdoor barbecue shares the chimney with the living room fireplace and an expansive stone terrace increases the outdoor living area. The living room is a well-balanced 24 feet long room with through ventilation. Other features of the downstairs include large kitchen, separate dining room, center hall, and lavatory. Upstairs are three good-size bedrooms all with cross-ventilation, two bathrooms, and a pleasant sun deck. The master bedroom features a windowed dressing room.

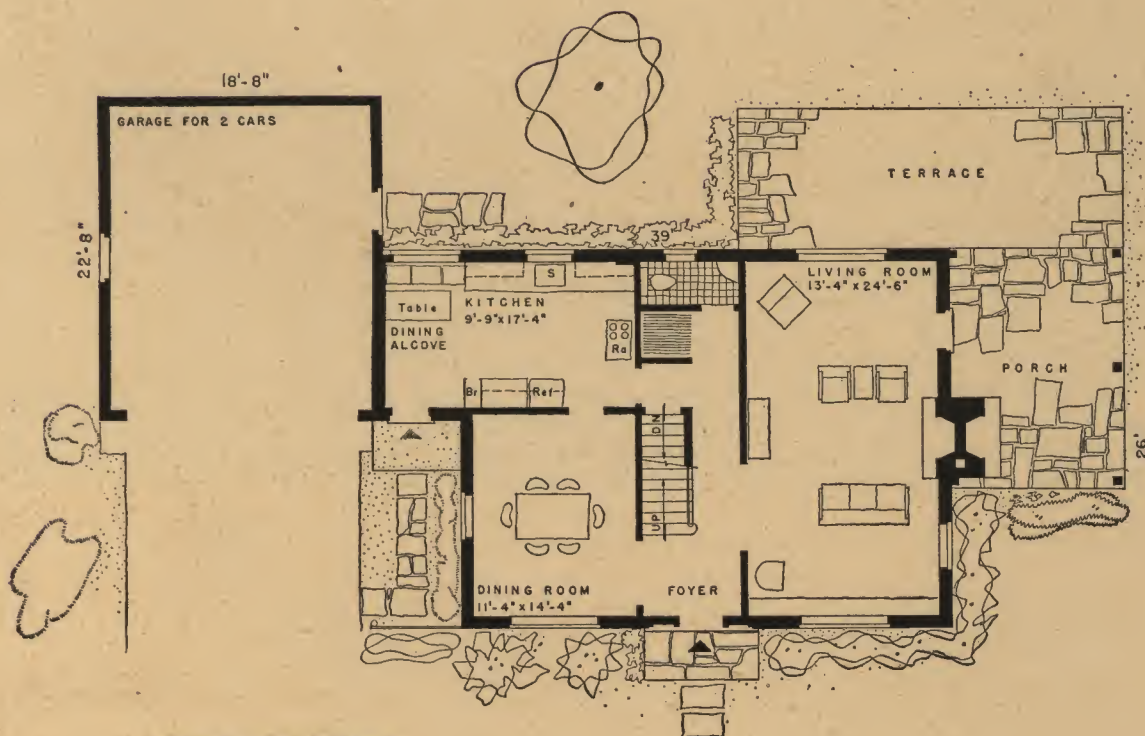


## THE SUTTON

- Be sure to mention the house title when ordering working drawings and outline specifications.  
See interior sketch on page 36

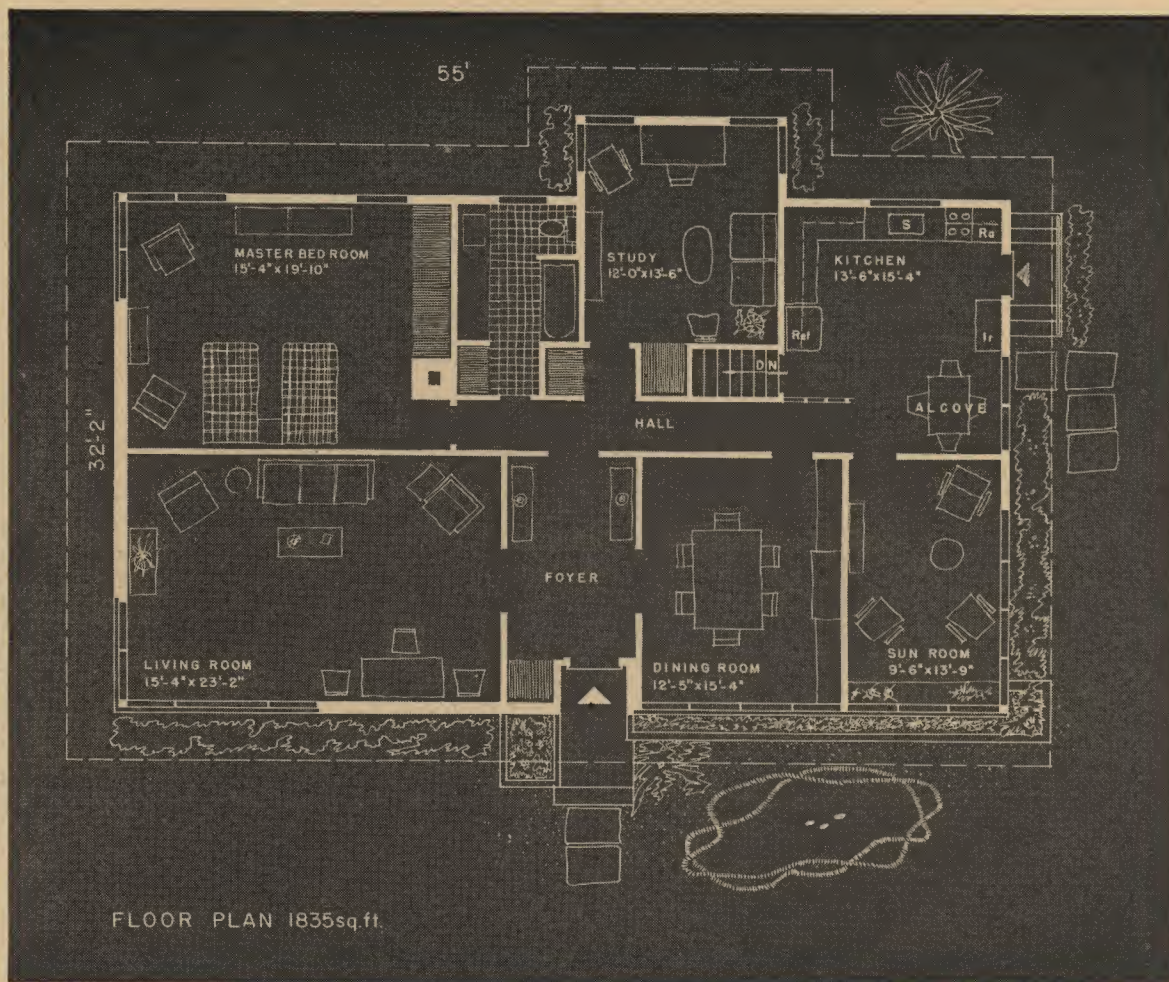


SECOND FLOOR PLAN



FLOOR PLAN 934sq.ft.





## THE HILLTOP

- Four sets of plans and specifications are the usual number required to obtain bids, arrange financing, and complete construction. For details on how to obtain them, see Page 94.



# THE HILLTOP



To the Press, for immediate release:

A contemporary hip-roofed residence of unusual design is under construction in Garden City. This home hugs the ground with a genuine feeling of permanence achieved by the low-pitched overhanging roof. Designed by Samuel Paul, architect of Jamaica, Long Island, the one story home has a full basement. All six rooms are accessible from a large foyer and center hallway. Features include a 10 foot sliding door closet in the master bedroom, commodious bathroom vanitory, a separate dining room, and a combination study—guest bedroom. Special attention has been given to blending exterior with interior thru the use of entire walls of panoramic window. A sweeping planting box runs across the front of the house, rounds the corner, and enters the sun-room where it is decoratively continued inside. Construction is expected to be completed by January 1, 1951.



# THE SPRINGFIELD

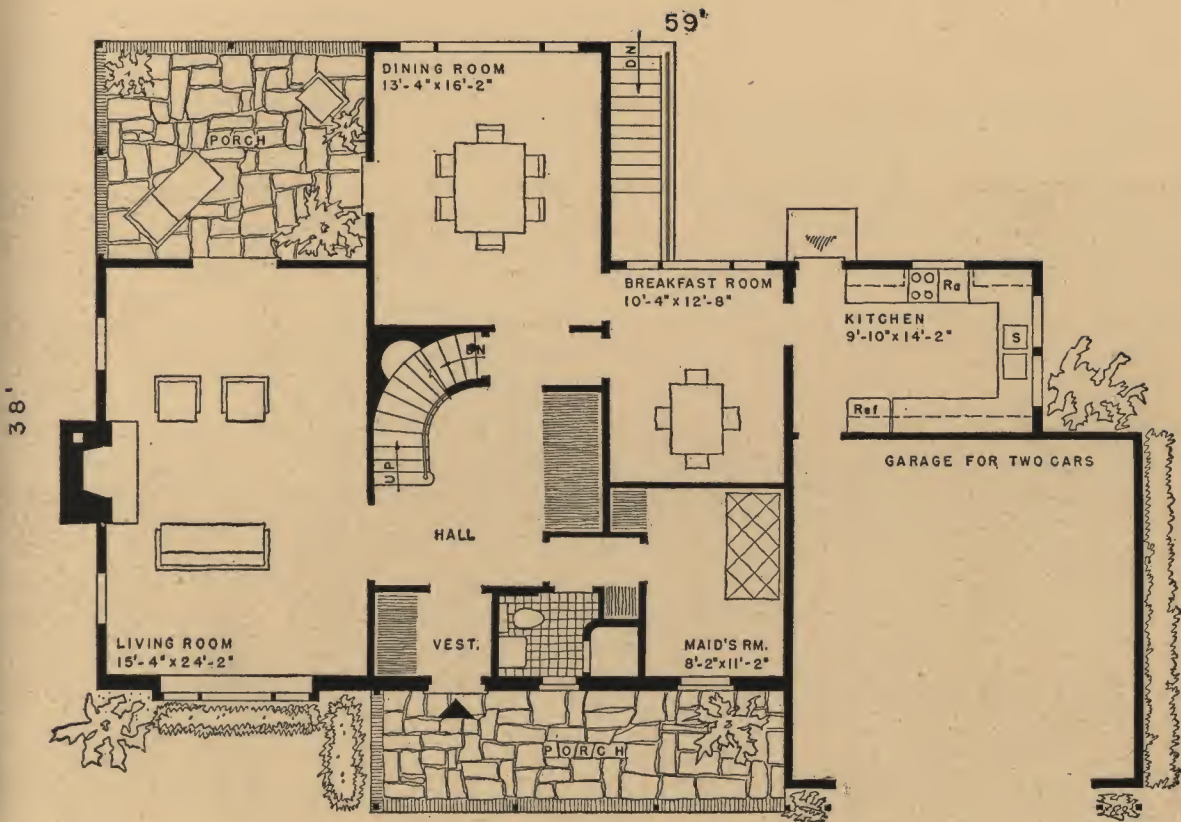


Eight rooms, 3 baths, and a two-car garage can remain in the category of a "castle in the air" until brought down to earth by such a practical layout as this. The traditional first floor design includes vestibule, center hall with storage wall, breakfast room, maid's room and complete bathroom. The 24 foot living room and the dining room both have picture windows and share a covered porch. There is also breakfast room for informal dining and finally the light, spacious kitchen. Up the grand circular stairway with its ornamental niche are three over-sized bedrooms with cross-ventilation and a huge area of sun-deck for outdoor living. The master bedroom is a complete suite boasting a private bath, sundeck and a large dressing room with a huge storage wall and closets.

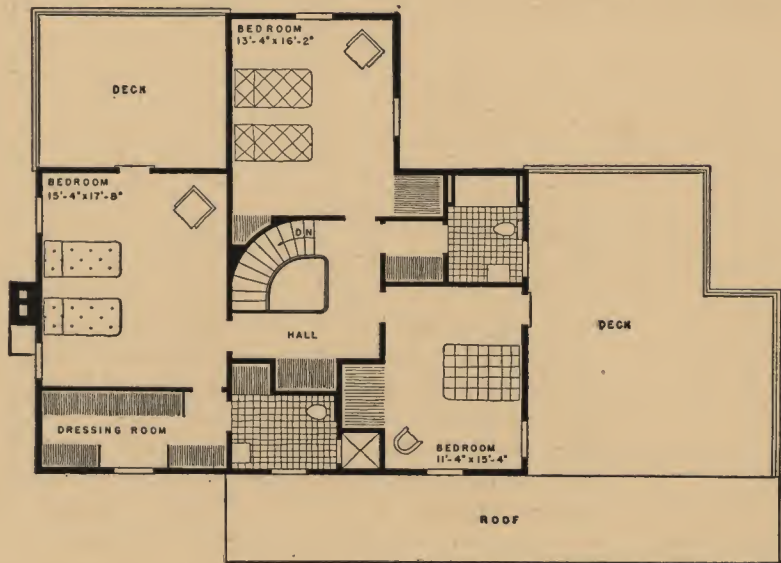


THE SPRINGFIELD

- Working drawings are available for the above house at a fraction of their original cost of preparation. Instructions for ordering are on Page 94.



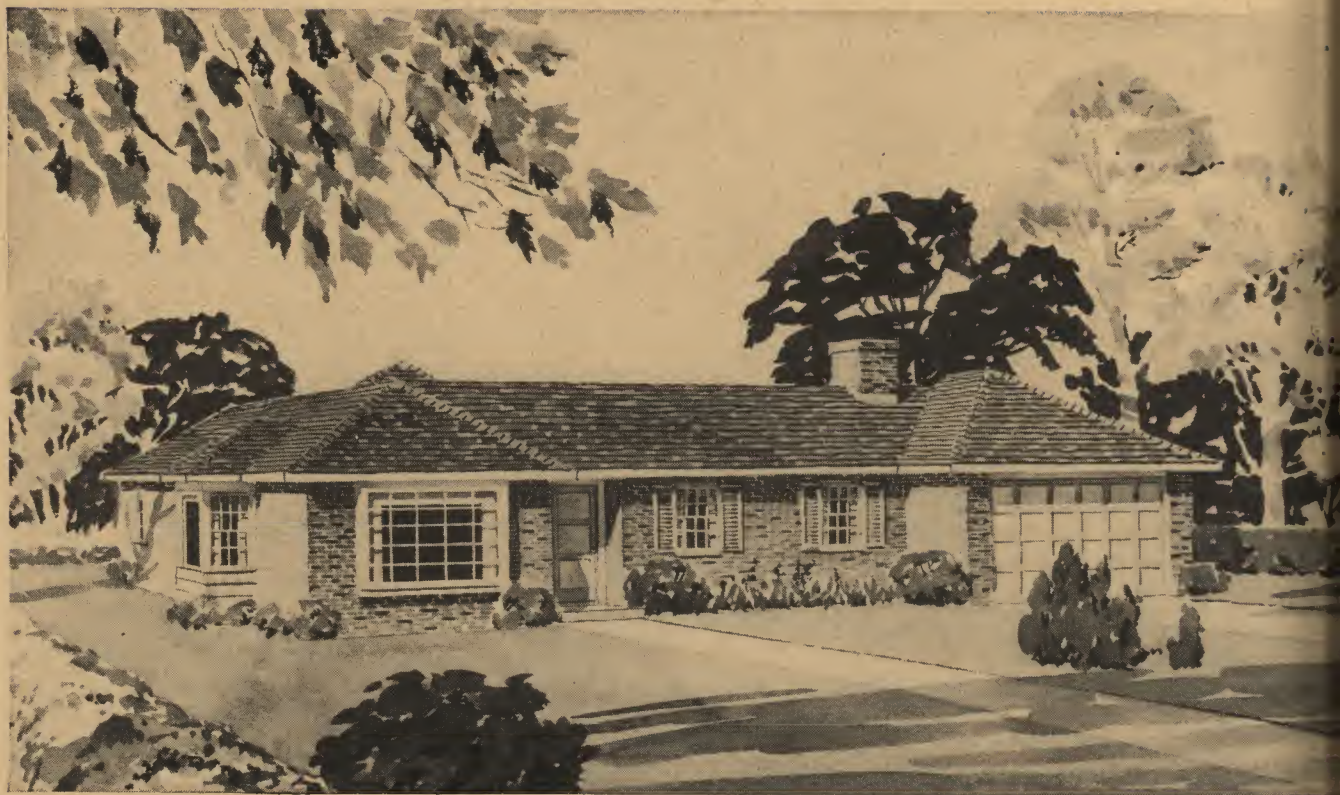
FLOOR PLAN 1350sq.ft.



SECOND FLOOR PLAN



# THE DELMAN



A six-room home all on one floor can be the perfect formula for contemporary living. This rambling plan is centered around a large covered porch and an open patio which serves not only the living room but also the three bedrooms by a glass fronted hallway. The master bedroom has cross-ventilation, two roomy closets and dressing alcove; its bathroom has a large stall shower equipped with a tile seat. The second bathroom, easily accessible to the other two bedrooms, has a tub-shower combination. This home may be built with a partial cellar or else a utility room may be substituted in area shown as cellar stairway. A feature of the kitchen is the large window bay which can serve as a breakfast nook. There is a full light and airy dining room for more formal eating. The garage is oversized so that space may be partitioned off for garden tools, storage or work shop. Here is a home that is particularly adaptable to a family's individual needs.



THE DELMAN

Working drawings and outline specifications for this home have been prepared in the drafting rooms of one of the country's foremost architects, Samuel Paul. They are made available to you by Architectural Plan Service, Inc. See Page 94.



FLOOR PLAN 1690sq.ft.



# THE SEDGEBROOK



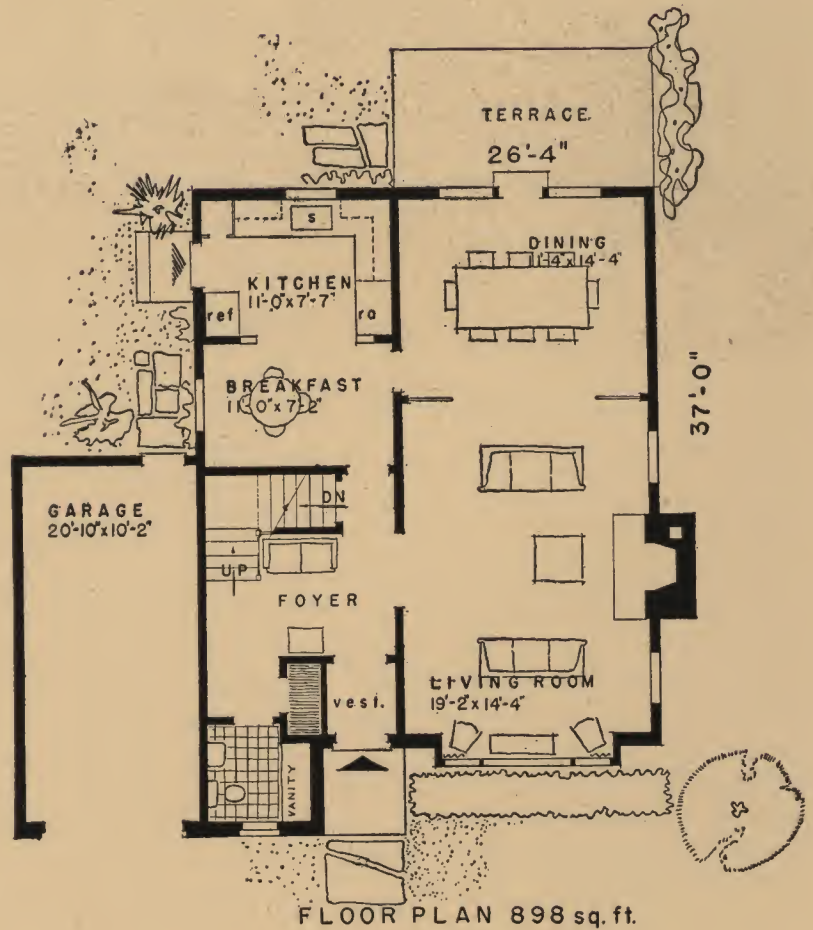
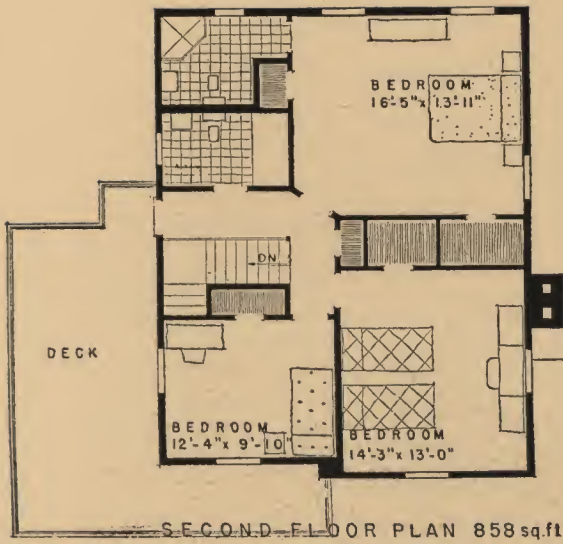
This home has all the features of luxury living, yet it is planned to be economical and practical. For example, it can adequately be placed on a 50 foot plot where land is expensive, even though 60 feet is more desirable. Then there is that always effective living room-dining room integration separated only by a decorative railing. Together the space is 30'6" by 14'4". In the nearly square foyer which affords room for pertinent furniture, the powder room is cleverly concealed giving the utmost privacy. The downstairs ensemble is completed with a spacious and cozy breakfast room, scientific kitchen, terrace in the rear, and a one car garage. Upstairs are three good sized bedrooms, each with cross ventilation. In addition there are two baths, an abundance of closets and a large sun deck accessible from the upstairs hall.

The exterior is conservative in design, exuding dignity and hominess. Let's be truthful—what more can you ask for!

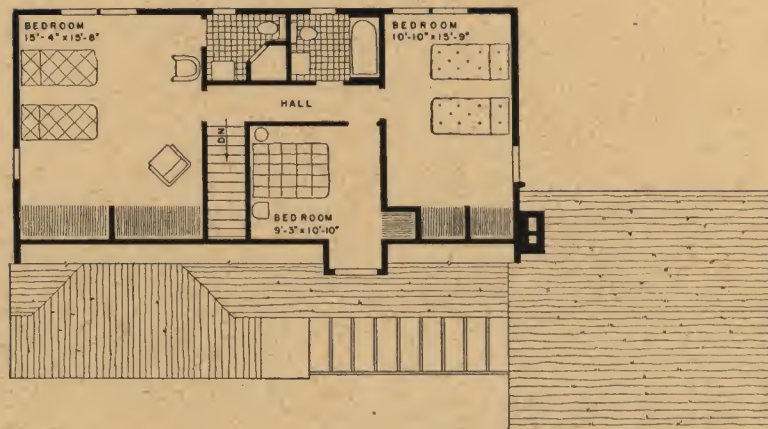


## THE SEDGEBROOK

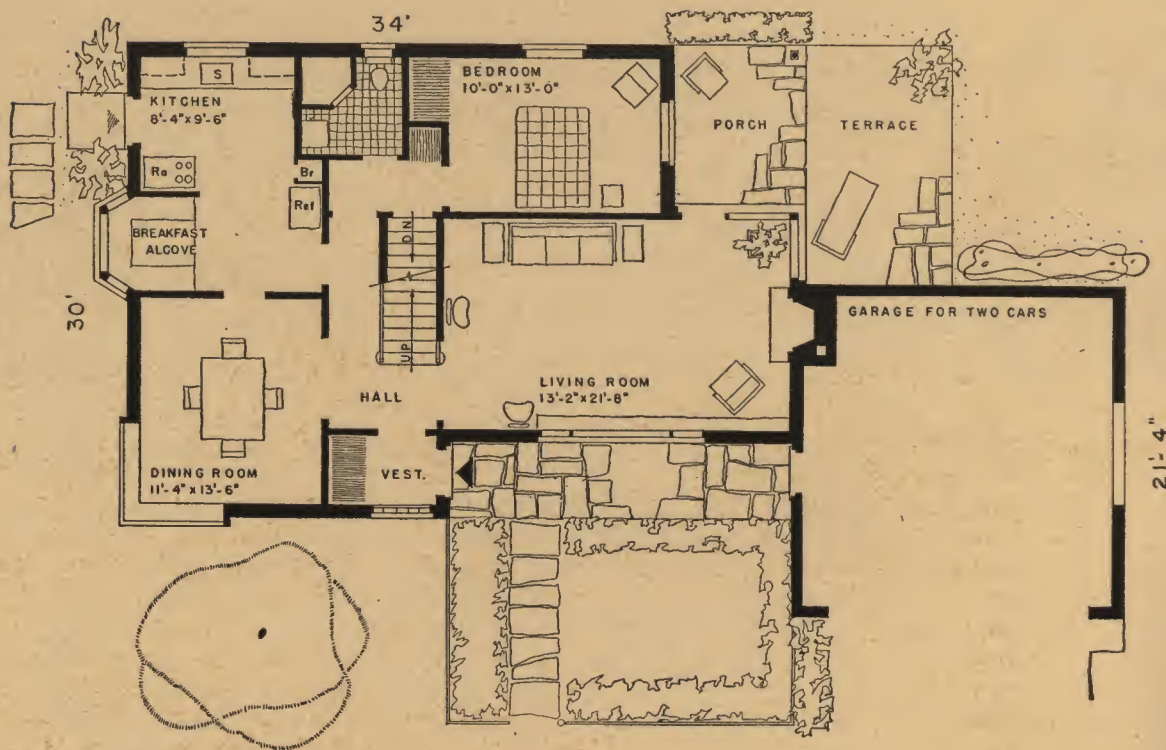
- You can save valuable time by ordering working drawings and outline specifications made available by the Architectural Plan Service, Inc. See Page 94 for details.







SECOND FLOOR PLAN



FLOOR PLAN 1010 sq. ft.

## THE BELMONT

- Complete plans and specifications for building this home are available for immediate use. Order blanks are on Page 94.



# THE BELMONT



"When I stood in front of this house it seemed to speak right out and say, 'You're in the right place, come on in and make yourself at home.' It nestled sedately in the newly planted shrubbery behind the tidy white fence. The doorbell was drowned out by cries of delight from my two grandsons who were on my neck in one leap. After a round of greetings in the foyer, I insisted that my son and daughter-in-law show me the rest of the house. In the living room the youngsters were already spinning the television dials for my approval and a cheery flame was dancing in the fireplace. A large picture window opened on to the front terrace, and from the other side of the room, we entered a covered porch which overlooked a wide stone terrace and garden. The garage hid this terrace from the street affording plenty of privacy. Back in the house, there was a guest bedroom and bath on the ground floor that showed signs of doubling as a study or den; also there was a bright dining room with corner windows, and the most pleasant kitchen I've ever seen. I was particularly fond of the little breakfast alcove with its window bay. Upstairs each of the boys had his own bedroom and they shared a bathroom. The master bedroom had its own bathroom and two closets you could get lost in.

"Before I left that evening, I had seen the cellar, the workshop in the garage, and the vegetable garden. I was real happy for them; it was a congenial house. When we had said our goodbyes and I closed the front door behind me it seemed to hold my hand for a moment as if to say, 'Come back soon.'"



# THE SUFFOLK



Occasionally the combination of site character and owner personality requires a home of particular individuality. When given the necessary leeway an architect can meet such a problem with both functionalism and exciting interest. The two-directional slope of this shed roof gives an unusual scissors effect which permits a storage attic over half of the house and a ceiling that slopes up along the living room to permit a whole wall of floor-to-ceiling window over 9 ft. in height. The major exposure of this room should be southern for it will then also benefit the dining area and the master bedroom with its picture window. Both have access to a large patio half of which may be screen and awning enclosed. The roof overhang prevents undue solar heating in summer but permits entry of the welcome rays in winter. Draw string blinds allow night privacy. The house may be slab constructed or provided with crawl space or full cellar; it is designed for radiant heating which would be equally effective in a slab floor or in the ceiling. For a family of numerous possessions there are 8 closets; besides this there is attic storage reached by a disappearing stairway and some storage space in the utility room. The three bedrooms are cross-ventilated; there are two bathrooms, and the large kitchen-laundry is designed to accommodate all the latest equipment. A garage or a carport may be built along the kitchen side. Besides gracious living, this plan gives full attention to economy of construction.

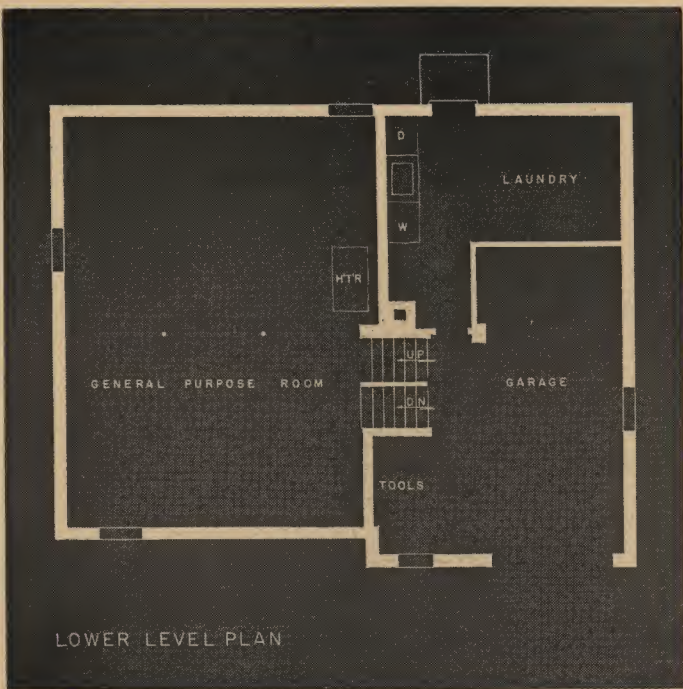


## THE SUFFOLK

- Working drawings and outline specifications prepared by the office of Samuel Paul, Architect are available from Architectural Plan Service, Inc. See Page 94 for details on how to order.

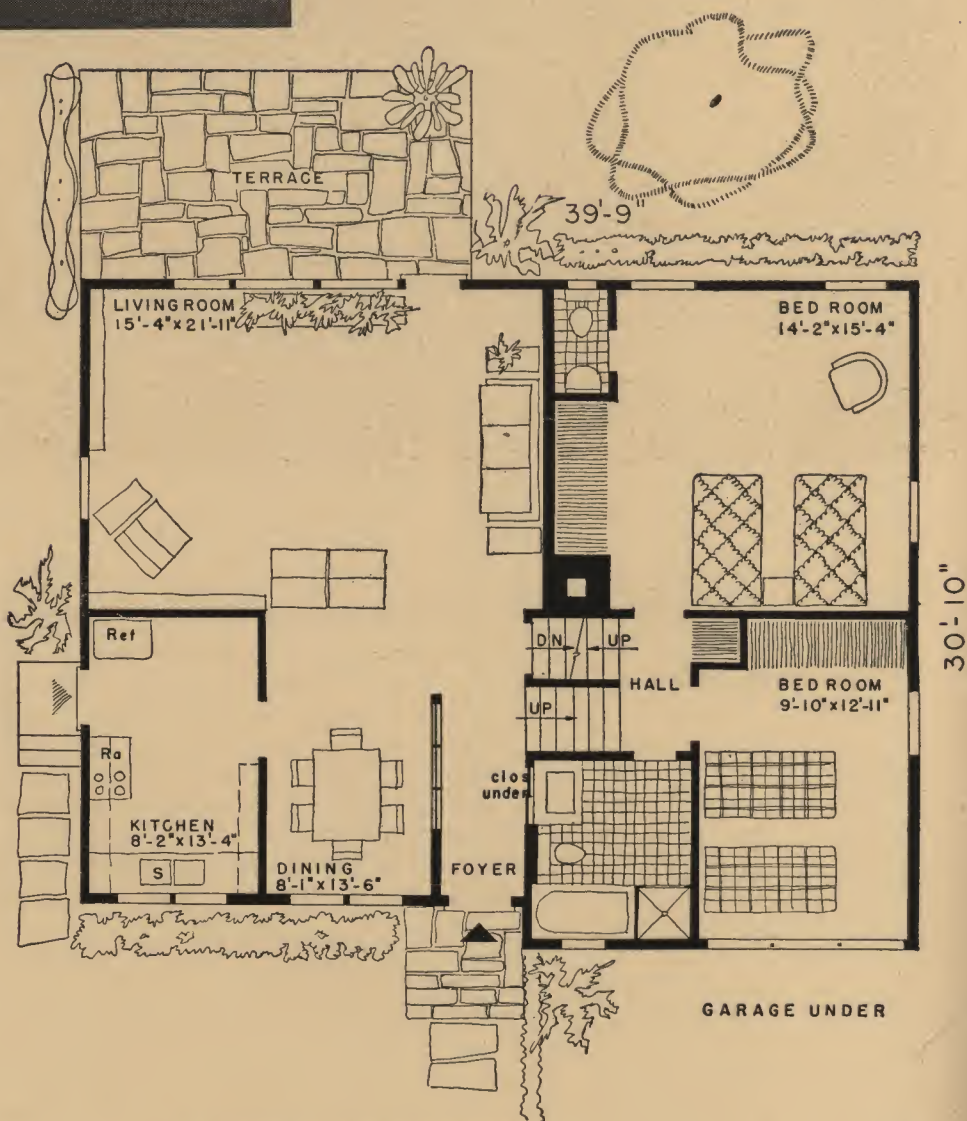






## THE GODFREY

- Working drawings and specifications in accordance with regulations of the Federal Housing Administration are available. For details see Page 94.



FLOOR PLAN 1188 sq. ft.



# THE GODFREY



A split level house provides a way of living which is a compromise between a two story and a ranch type home. The bedroom level being one-half flight above the living room level affords privacy and yet has easy access by means of only six steps.

The garage is at grade and a terrace raises the entry a few steps which leads into the foyer. The appearance of space is created by the large living room and the panoramic window to the outdoor terrace which may be protected by a privacy wall. A short half flight up are two bedrooms each with cross ventilation and seven feet of sliding door closet. A bathroom with shower and tub is accessible to both bedrooms; in addition the master bedroom has a private lavatory. Note the large picture window and planting box that beautifies the second bedroom.

Up another half-flight is a large expansion floor for future bedrooms and current storage. Down to the garage and basement levels, we find a large general purpose room which can be finished to suit your taste for activities. The laundry includes plenty of drying space with an outside door right at ground level. Even the tool room is spacious enough for a complete workshop. With its unusual elevations, large glass areas and vertical wood siding this house can be the beauty spot of any neighborhood.



# THE LINWOOD

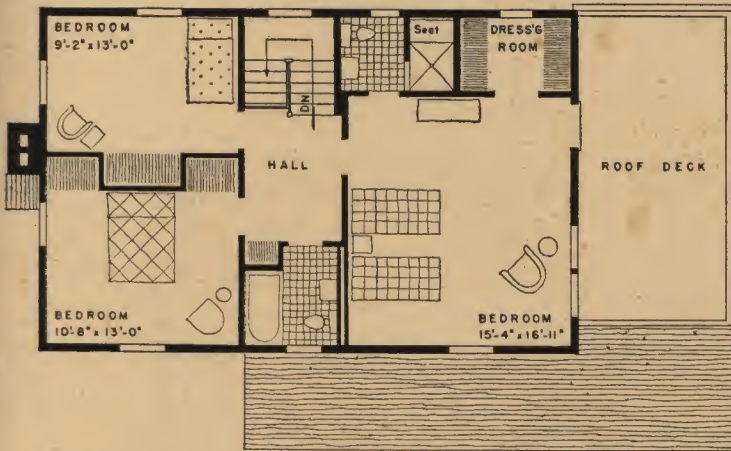


When at its best, the center hall two story home is a masterpiece of utility and economy. Here the garage roof, carried up to afford privacy for the sun deck and across to give protection to the entry, provides an interesting balance to the front perspective. There is a roomy vestibule with two large closets. The grand living room with fireplace has through ventilation with a large picture window in front and terrace in the back. The stairhall features a large decorative window located on the exterior wall of the stair landing affording natural light to both downstairs and upstairs halls. There is a full dining room with its own picture window, a kitchen and dinette. The downstairs lavatory is a great convenience but economically built because of its location directly beneath the bathroom in the master bedroom. There are three bedrooms on the second floor, the master bedroom being a complete private suite. Besides its own bathroom, it has a dressing room, two sliding-door closets, and a large open sun deck. This house can be a delight to a family that enjoys spending time at home.

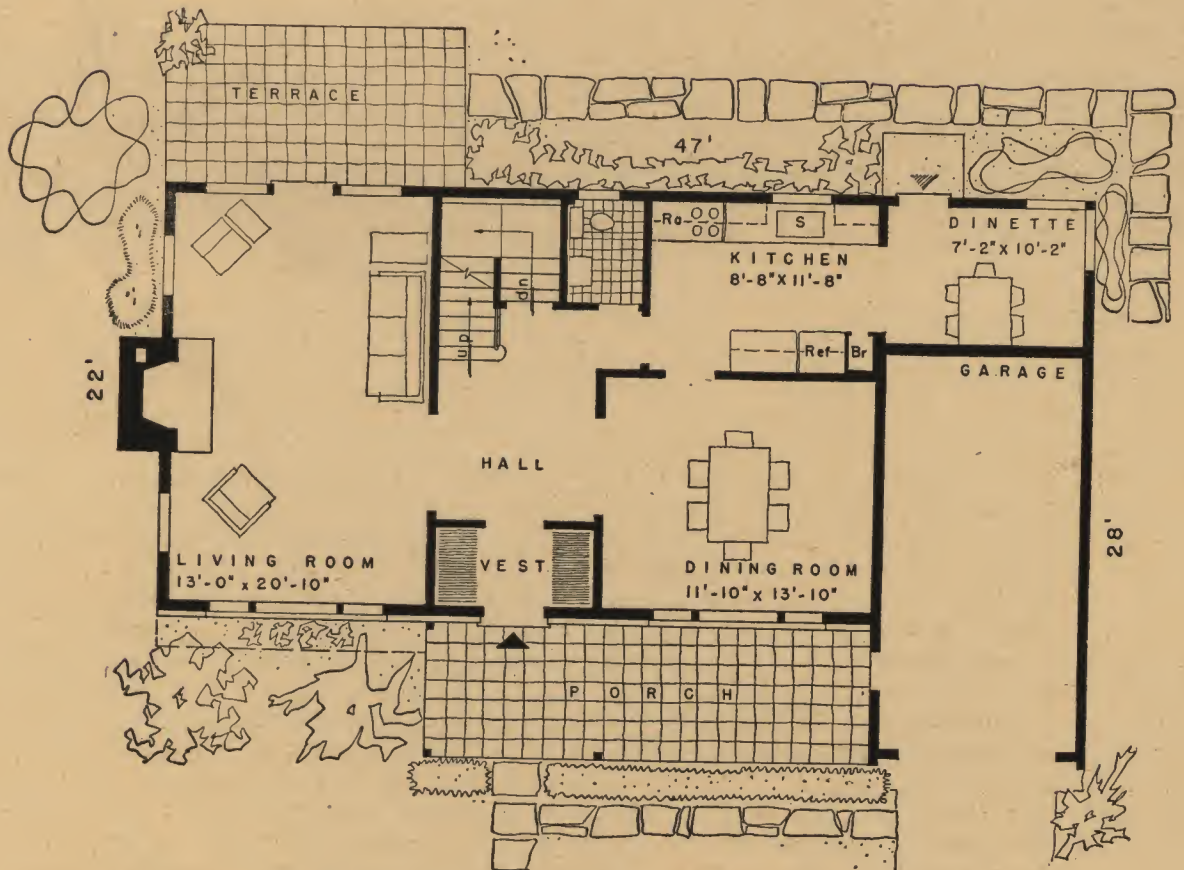


## THE LINWOOD

- Working drawings and outline specifications for this home have been prepared in the drafting rooms of one of the country's foremost architects, Samuel Paul. They are made available to you by Architectural Plan Service, Inc. See Page 94.

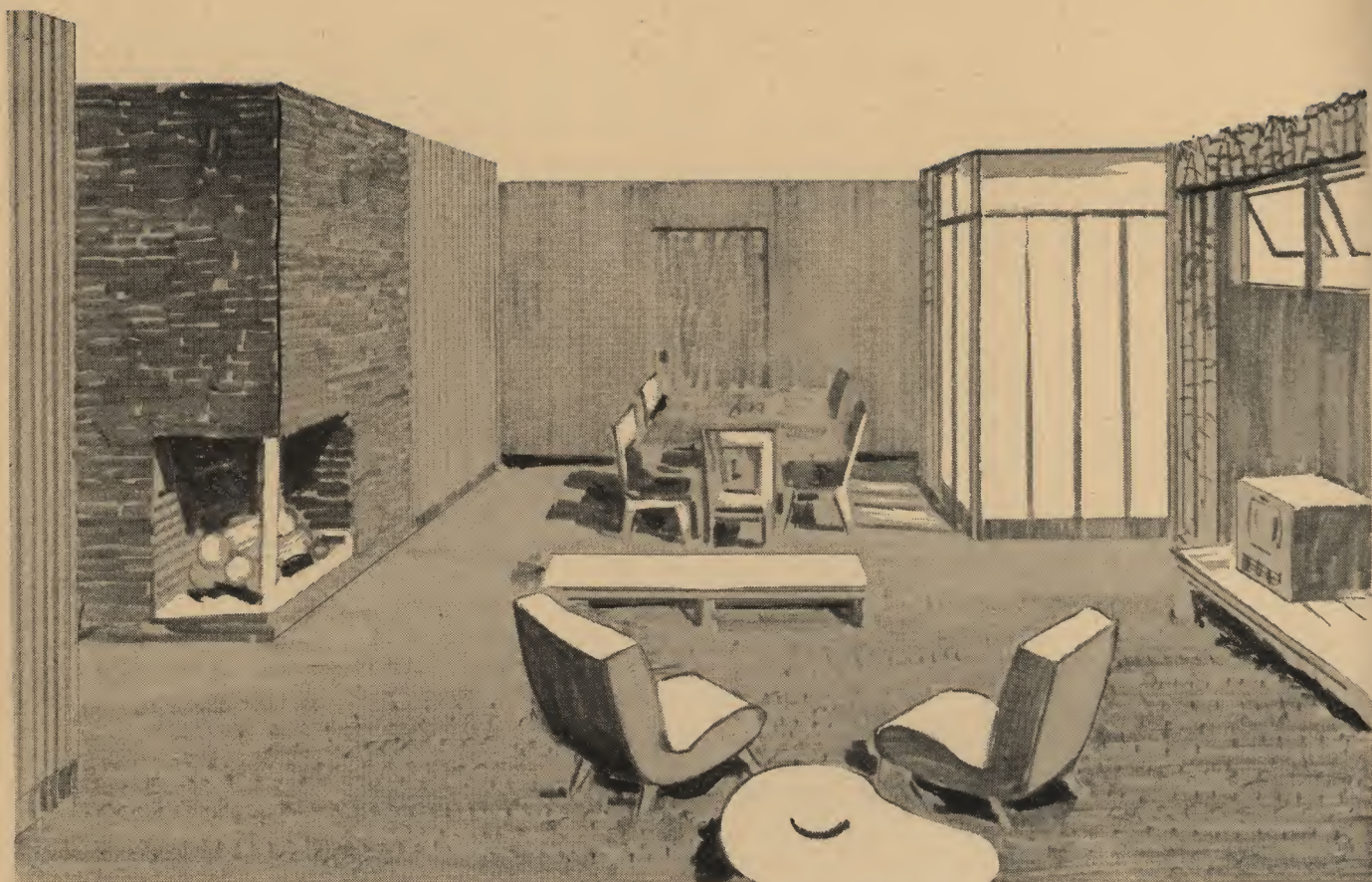


SECOND FLOOR PLAN 803 sq. ft.

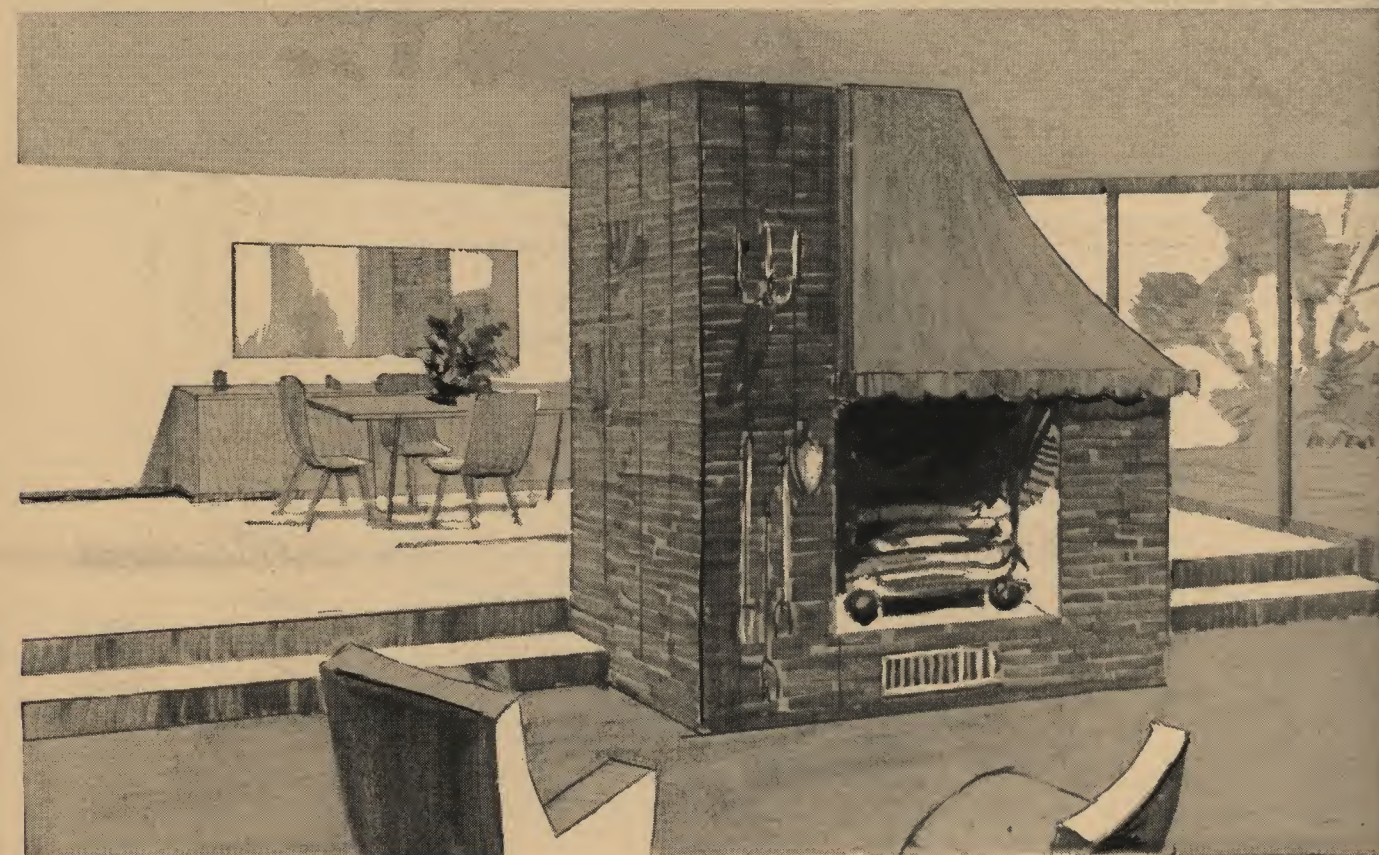


FLOOR PLAN 887sq. ft.



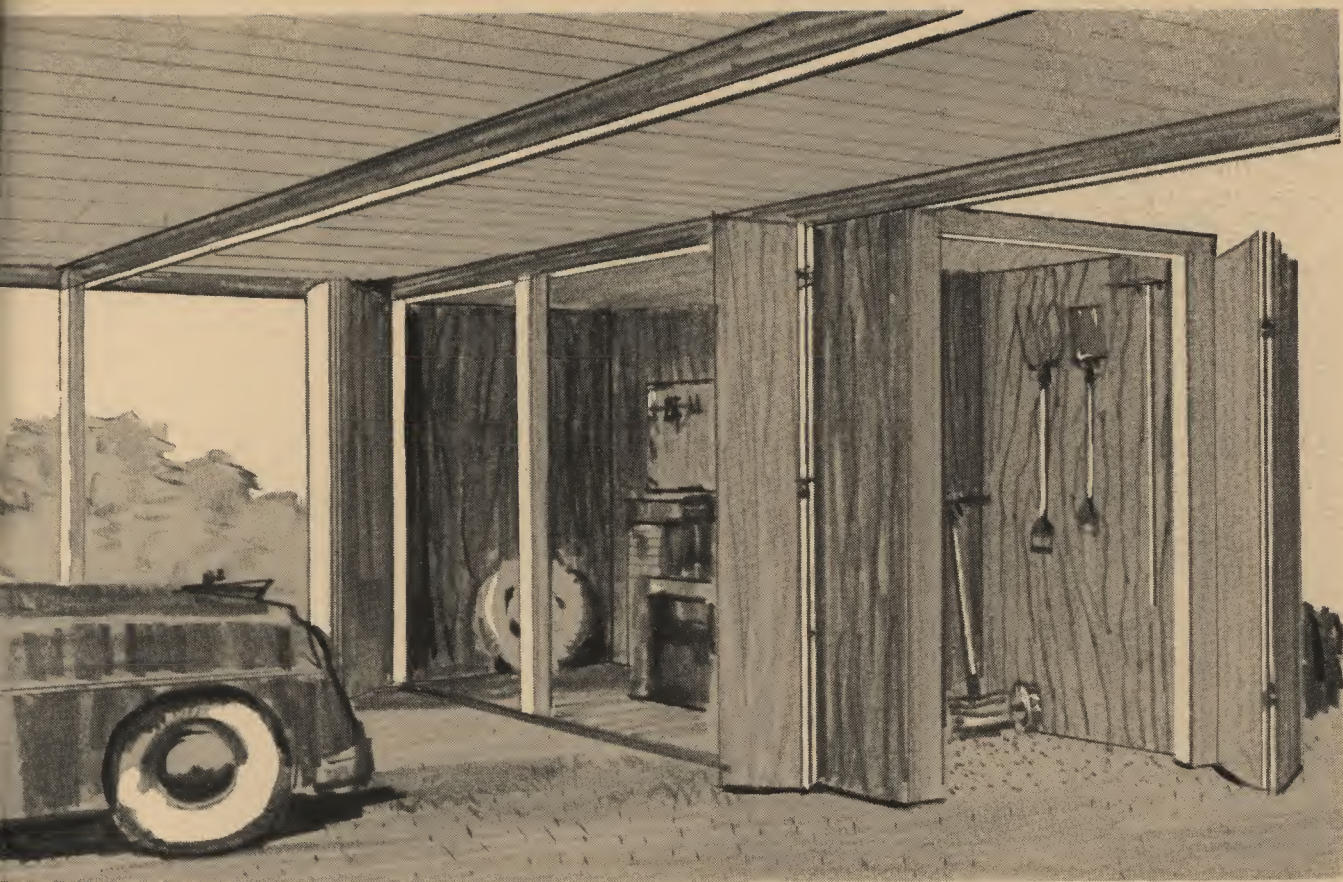


Interior views of the NASSAU showing corner fireplace and living room area, page 48

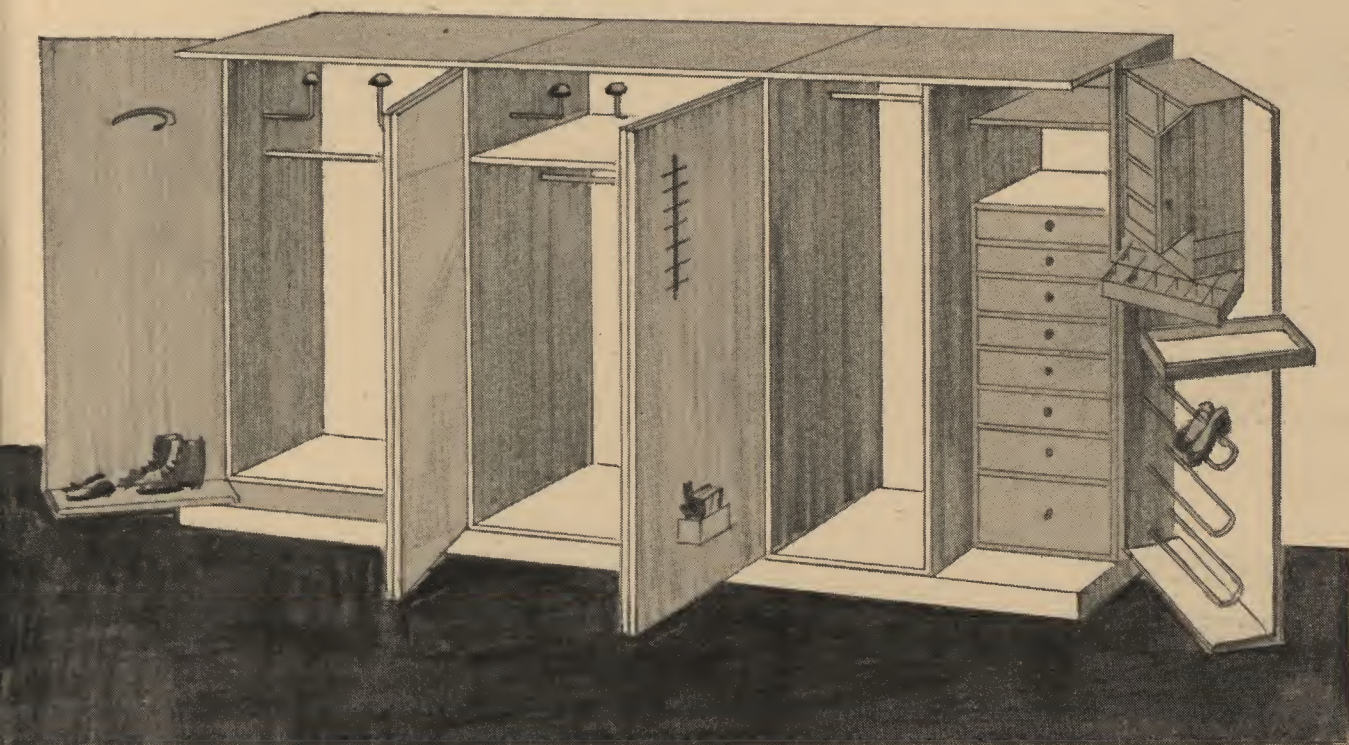


Through fireplace serving living and dining areas in the CARTWRIGHT, page 39 .





Interior of carport showing storage wall. The NASSAU, page 48



Typical storage unit for bedroom. Designed for third bedroom in the NASSAU, page 48



# AN ATOMIC BOMB SHELTER

A little over a century ago, homes were designed to provide for an essential activity that has been completely absent from our mode of living up until today. That activity was self-protection. Defense from attack was the most important ingredient not only in the design of individual homes but in the planning of entire frontier cities. The stockade became a symbol of safety and refuge.

Once more the need for such a haven is being recognized by realistic home owners throughout the country. An atomic bomb attack upon our large cities is now an eventuality with which we must reckon, individually as well as through our federal and local governments. The Atomic Energy Commission has published a book entitled "The Effects of Atomic Weapons." The experience gleaned from New Mexico, Hiroshima, Nagasaki, and Bikini has been analyzed and set forth in terms which enable architects and engineers to design fairly adequate protection from an atomic attack by air, excepting a direct hit which includes a radius of 2100 feet from the bomb center. In order to have better than an even chance of survival at that distance the A.E.C. states that a person would have to be shielded by more than 20 inches of concrete, 30 inches of tightly packed soil or 3 inches of lead.

Such protection can be economically provided by an underground shelter of simple design. It would provide an area of approximately 10 feet by 10 feet with entirely separate facilities. An important addition to any home, old or new, it could be built for from 2 to 3 thousand dollars more or less depending on local conditions. The architectural and engineering staff of Samuel Paul, A.I.A. have been engaged by Architectural Plan Service Inc. to prepare the complete working drawings and outline specifications for such an atomic bomb shelter. They are now available to those families who, because of their proximity to large cities or industrialized areas, require this stand-by protection for happy living.

S E E   O R D E R   B L A N K S   O N   P A G E   9 5



# THE USE OF MATERIALS

The choice of materials for your home is a subject worthy of careful attention and thorough discussions with your builder or architect. Not only can the appearance of your home be affected, but also its cost, upkeep, and the time necessary for its completion. Materials of construction are usually set forth in a set of "Specifications" which covers in detail every phase of the work and is incorporated as part of your contract. (Outline specifications are provided with all working blue-prints supplied by the publishers. See page 94.)

Materials should be selected on the basis of availability, cost, practicality, and aesthetics. Native materials are very likely to satisfy all four requirements: abundance, no transportation costs, local labor is trained in their use, and with native materials on the exterior your house will appear to belong to the land.

You will be fairly limited in the basic structural materials. Foundations must be poured concrete or concrete block. Be sure that waterproofing and damp-proofing is specified. Framing is usually lumber with the exception of main supports in the basement where steel can be used. Preferred types of lumber are Douglas Fir and Southern Yellow Pine. Be sure you get #1 grade. Over the framing comes the sheathing which may be wood, vaporseal celotex, or gyplap. Windows may be double-hung, casement, or awning type; they can be wood, steel or aluminum. Be sure that wood is painted to prevent rotting, that steel is bonderized in factory to prevent rusting, and that aluminum is alumilited to prevent pitting.



The greatest flexibility in the use of materials occurs in the exterior and interior finishes that are usually available in abundant variety. Here again it is best to consult with your architect or builder who will be able to show you samples of the various materials and colors and to make suggestions. Over the sheathing one may have a choice of wood or asbestos siding, wood shingle, brick or stone veneer, stucco, and solid stone or brick. Your other exterior materials such as for roofing, terracing, etc. will be selected to enjoy an over-all degree of harmony.

Interiors provide even more diversified possibilities. Walls may be wood panels or veneers, asbestos, marble, structural glass, or various types of plaster. On these walls one may have an infinite variety of paints, enamels, stains, papers, linoleums, or fabrics. The choice of materials for your ceilings, floors and trim will complete your interior decor. But here again utility and practicality play an important role such as keeping bathrooms water resistant and kitchens washable.

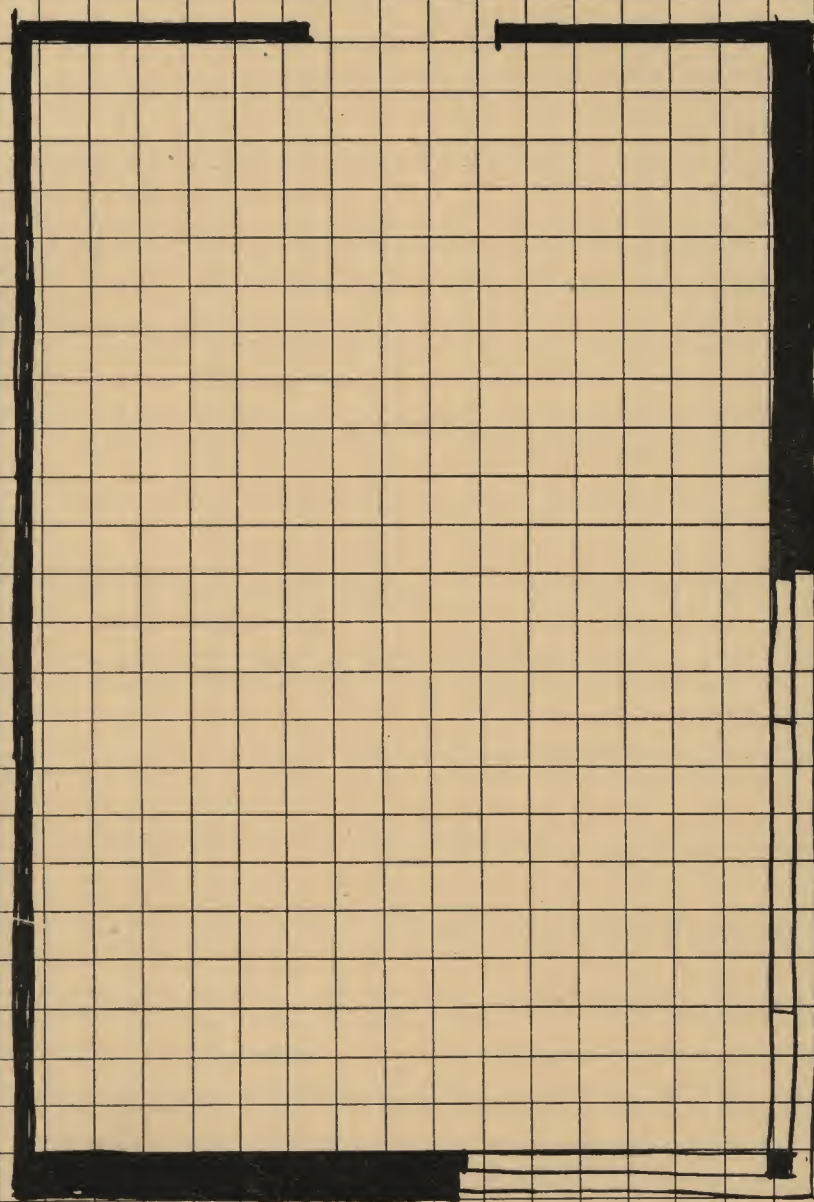
You will be amply repaid for all your time and effort when your completed home is furnished, and, snug in a frame of well-chosen shrubs surrounded by soft lawns, you see your dream come true.

#### WHAT TO DO ABOUT SCARCE MATERIALS

The present conversion to military production in this country will undoubtedly lead to shortages and controls for many materials. However, it is very doubtful if there will be any profound effect on home construction as the labor involved need not be skilled, and the materials required are not in the strategic or critical categories.

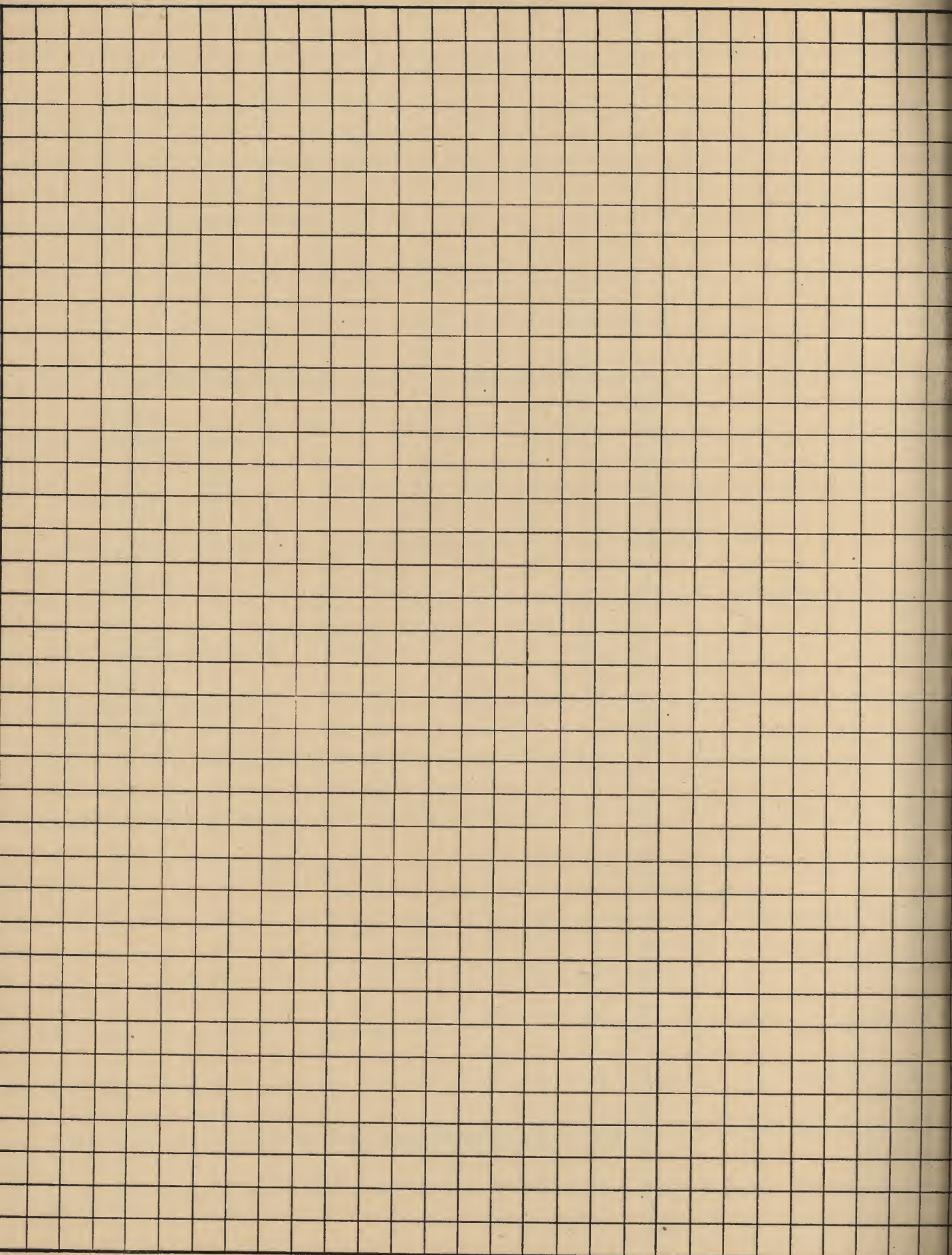
It might be wise not to plan on steel beams or columns; timber will do the job and should be in better supply. In case cast iron sewer piping is scarce, asbestos cement or tile pipe will suffice, if acceptable to the local authorities; also wrought iron pipe may be substituted for brass or copper. Better investigate the availability of various heating units and fuels before you decide on your heating system. Radiant heating methods use large amounts of piping which together with radiators might become scarce; in this case the ever popular and efficient winter air conditioning duct system can always be relied upon. Colored bathroom fixtures might disappear from the market but you can always count on the standard white fixtures, and the same applies to steel windows as opposed to the more available wood type. Where there is a will, there is always a way to circumvent shortages and with a little ingenuity the resulting job can be up to the most discriminating standards.



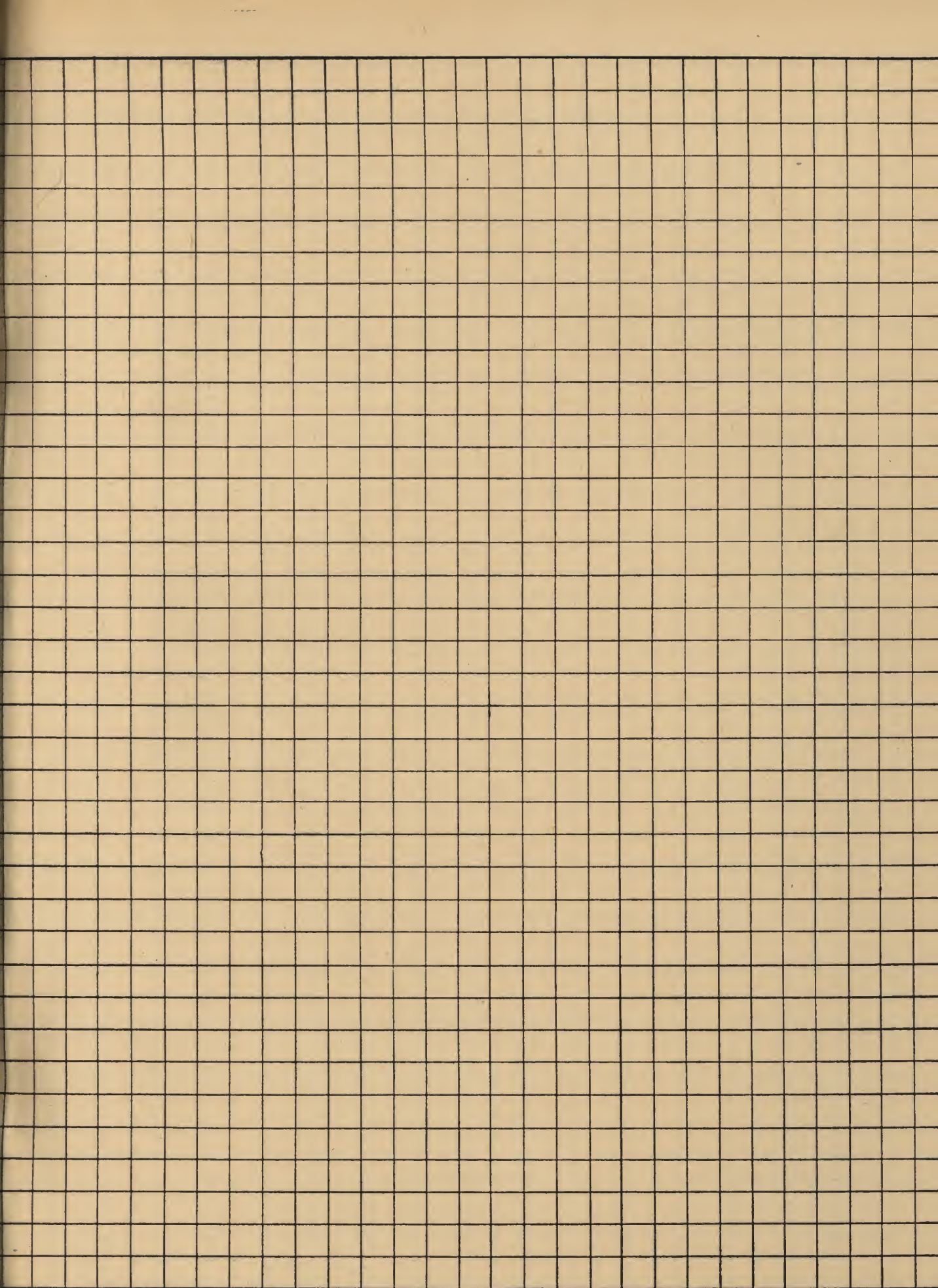


For use with furniture cut-outs. See instructions on page 88

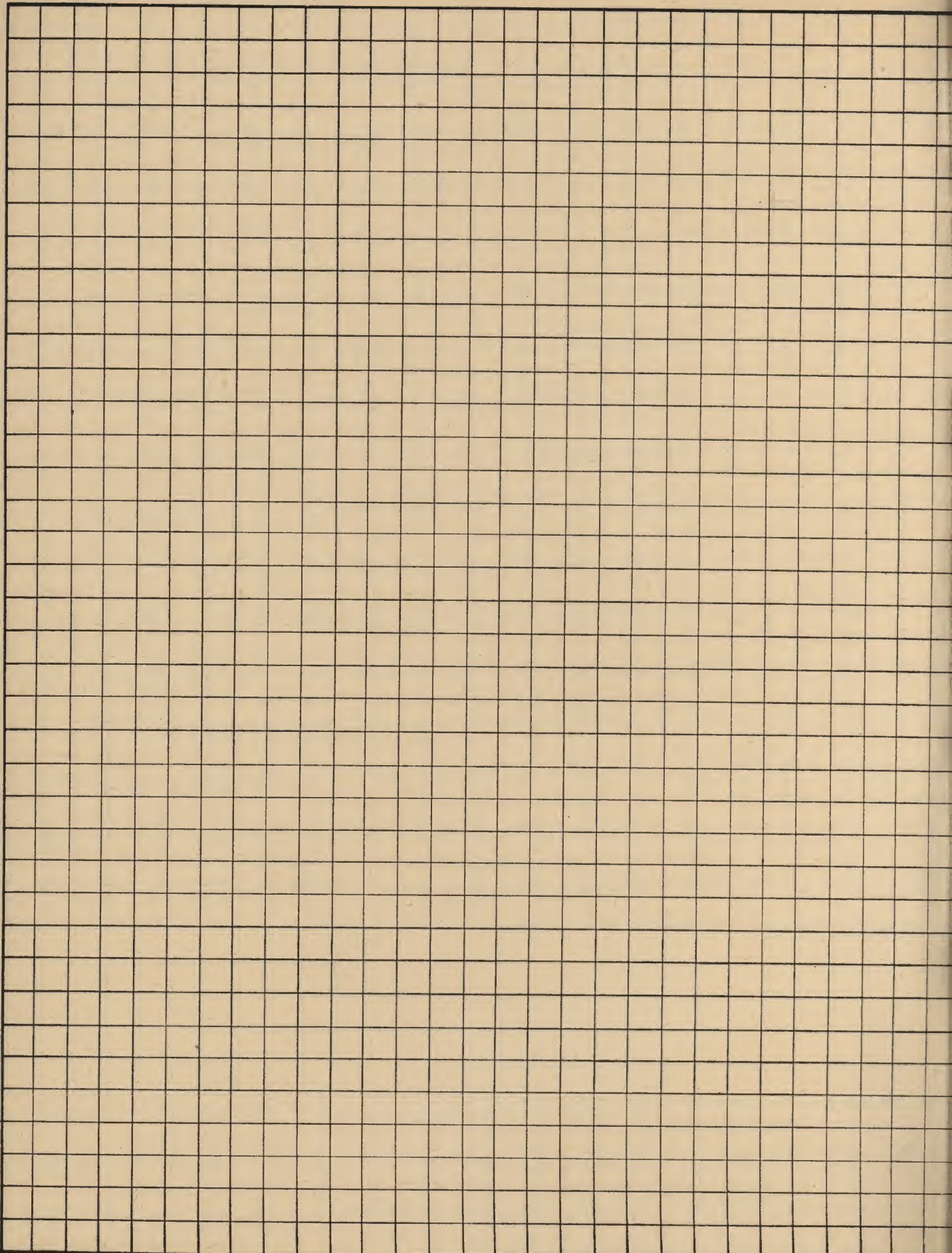




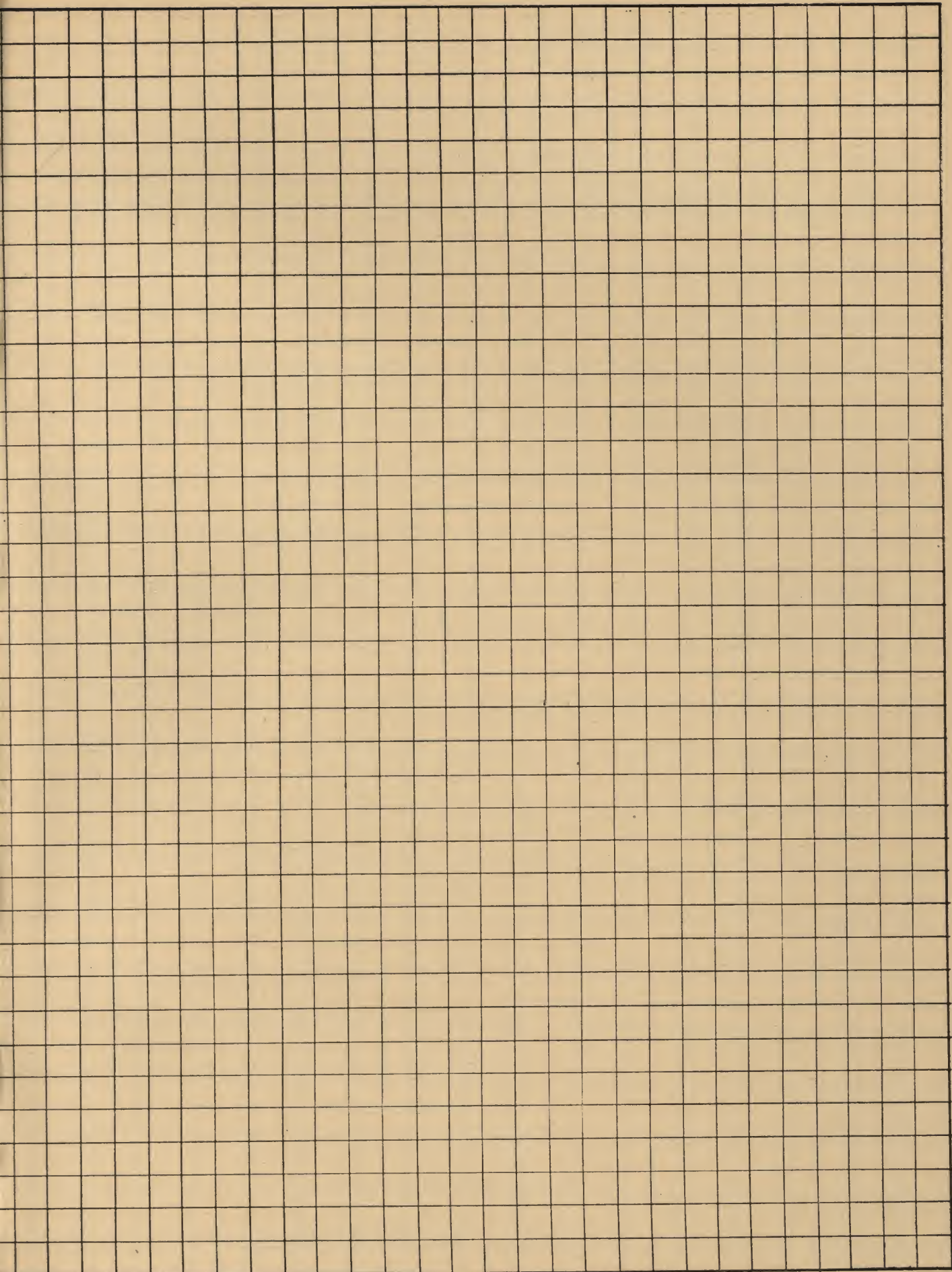














# BLUEPRINTS TO HAPPINESS

Standard working blueprints are available for each of the houses shown in "HOMES FOR LIVING" as well as the Atomic Bomb Shelter described on Page 82. The cost is \$20.00 for one set and \$5.00 for each additional set. With each set of blueprints there are outline specifications covering over fifty items of construction, such as: Wall footings, foundation walls, cellar floor, cellar columns, chimney, heating, framing, sheathing, roofs, gutters, plumbing, electrical, insulation, caulking, floors, fixtures, plaster, cabinets, hardware, painting, etc.

The blueprints are mostly made to standard 1/4"-one foot scale and consist of from four to ten pages depending on the size and intricacy of the house. The elevations are prepared for front, rear, and both sides. A cellar plan shows the foundation construction in detail. The first floor plan, and second if there is one, show all necessary dimensions, fixture locations, etc. A section drawing includes the plumbing arrangement, and finally detailed sheets are provided covering any aspect of the house requiring additional information.

Take your first step toward a well built new home: Order your blueprints today.



# HOW TO ORDER

The price of a set of working blueprints and outline specifications is \$20. They are complete in every necessary detail and they are all your builder or architect needs to compute bids and commence work. Additional sets, when ordered with the original, are \$5 each. Four sets are the average that would ordinarily be required by your builder, architect and finance agency. If check or postal money-order accompanies your order, the plans will be sent to you by parcel post prepaid. If ordering C.O.D. (U.S.A. only) the postman will collect the parcel post charges.

The working drawings for an atomic bomb shelter are also \$20 and \$5 for each duplicate set. The construction can be handled by any competent builder in a relatively short time.

Note the questionnaire on reverse side of order form. Your cooperation in making suggestions will enable us to be of even greater service to home builders in future editions. In the way of returning the favor, we will be glad to answer to the best of our ability any urgent question on home building which you care to ask in the space provided.

ARCHITECTURAL PLAN SERVICE, INC.

TEAR HERE

ORDER FORM

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**Architectural Plan Service, Inc.**  
**89-51 164th Street**  
**Jamaica, New York**

Gentlemen:

- ☐ ENCLOSED FIND PAYMENT FOR:  
☐ SEND C.O.D. (U.S.A. ONLY):

No.	sets of blueprints and outline specifications for the (\$20. for the first set, \$5. each additional set)	Name of House	\$.....
No.	sets of blueprints and outline specifications for the Atomic Bomb Shelter (\$20. for the first set, \$5. each additional set)		\$.....
No.	additional copies of this book at \$1. per copy. (A welcome gift to anybody.)		\$.....

TOTAL

N.Y. City Residents Add  
2% Sales Tax

NAME.....  
(Print)

ADDRESS.....

CITY.....ZONE.....STATE.....

(SEE REVERSE SIDE)

ORDER FORM

ORDER FORM



When ordering plans be sure to answer the following questions. It will aid us to improve our service to you in future editions. In return for your courtesy we will be pleased to answer any pressing question you might have on the subject of home building. Just write it on the space provided and it will receive the prompt attention of our staff.

---

#### HOW DID YOU KNOW ABOUT THIS BOOK?

- ☐ Newstand                      ☐ Television                      ☐ Magazine Ad                      ☐ Friends  
☐ Other..... *CONVENTION*.....

---

#### WHAT FEATURES OF THE BOOK DID YOU FIND MOST VALUABLE?

- ☐ Perspectives                      ☐ Plans                      ☐ Furniture Cut-outs                      ☐ House Descriptions  
☐ Financing                      ☐ Site                      ☐ Bomb Shelter                      ☐ Other.....

---

#### WHICH HOUSE APPEALS TO YOU MOST.....

---

#### WHAT FEATURES ABOUT THIS HOUSE INFLUENCED YOUR DECISION?

- ☐ One floor                      ☐ Expansible                      ☐ Split-Level                      ☐ Windows                      ☐ Lay-out  
☐ Kitchen                      ☐ Other.....

---

#### WHAT ADDITIONAL FEATURES WOULD YOU LIKE TO SEE IN?

YOUR NEW HOME.....

OUR PLAN SERVICE.....

---

Thanks for answering the above questions. Now it's your turn to ask us one. We will answer promptly and to the best of our knowledge.

QUESTION.....

.....



# BLUEPRINTS TO HAPPINESS

SEND FOR THESE COMPLETE WORKING DRAWINGS AND OUTLINE SPECIFICATIONS—YOUR FIRST STEP TO ACQUIRING A "HOME FOR LIVING!"

## TITLE PAGE

Includes space  
for plot plan

## OUTLINE SPECIFICATIONS

Covers over fifty  
elements of construction

## ELEVATIONS

For front, rear, and  
both sides

## FLOOR PLANS

Complete in every  
necessary detail

## FOUNDATION

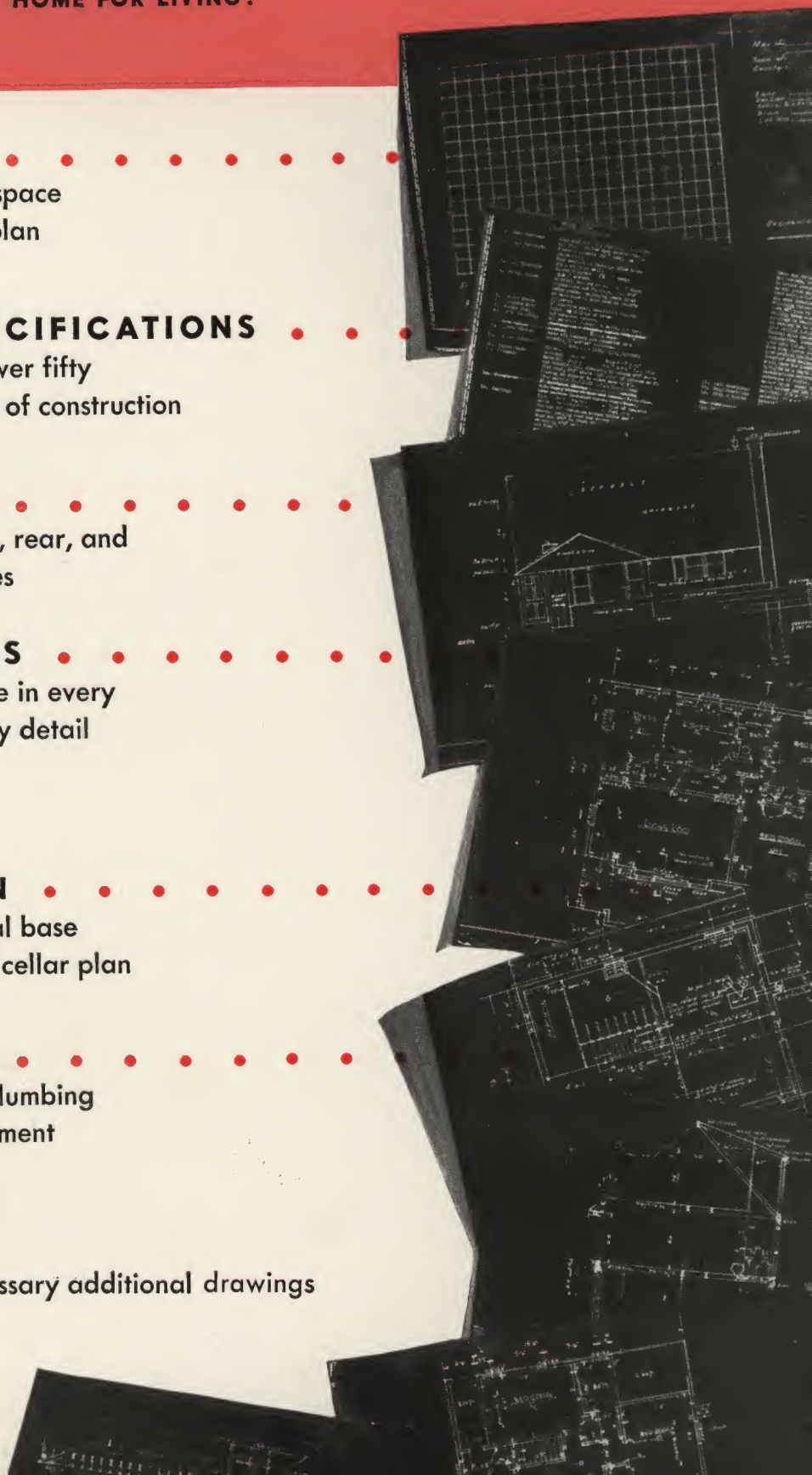
Structural base  
showing cellar plan

## SECTION

Shows plumbing  
arrangement

## DETAILS

All necessary additional drawings







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